TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, February 10, 1993, at the TRPA Office, 195 U.S. Highway 50, Zephyr Cove, Nevada. The agenda for said meeting is attached hereto and made a part of this notice.

February 1, 1993

By:

[Signature]
Deputy 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. DISPOSITION OF MINUTES

IV. PUBLIC HEARING AND RECOMMENDATIONS

A. Adoption of Chapter 95, Rental Car Mitigation Program

B. Amendment of Chapter 4, Project Review and Exempt Activities, to Adopt MOU Between TRPA and Nevada Bell

V. PLANNING MATTERS

A. Adoption of the 1993-1997 List of Additional Recreation Facilities Pursuant to Section 33.6

B. Adoption of 1993-1997 List of Additional Public Service Facilities Pursuant to Section 33.7

C. Status Report on Chapter 14, Community Planning, Relative to Boundary Line Adjustments and Alternative Plans

VI. REPORTS

A. Executive Director

B. Legal Counsel

C. APC Members

D. Public Interest Comments

VII. PENDING MATTERS

VIII. RESOLUTIONS

IX. ADJOURNMENT
TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 195 U.S. Highway 50 Zephyr Cove, Nevada

January 13, 1993

REGULAR MEETING MINUTES

I. CALL TO ORDER AND DETERMINATION OF QUORUM

The Advisory Planning Commission (APC) did not have a quorum at 9:30 a.m. when the meeting was scheduled to commence. Executive Director Dave Ziegler advised that the members present would take public testimony on the Golden Bear EIS/EIR as noted on the official agenda, but no action would be taken because the document was still in circulation. The Governing Board would be conducting a public hearing in two weeks on the document, and those who wished to testify at the APC meeting could testify again. The comments received today would be forwarded on to the Board members.

APC Vice Chairman Teri Jamin chaired the meeting. Those present at the beginning of the discussion included APC members Ed Crowley, El Dorado County Planning; Joe Oden, U.S. Forest Service; Teri Jamin, South Lake Tahoe Planning; Bill Combs, Placer County Planning; Stan Hansen, California lay member; and Joe Thompson, Soil Conservation Service. A quorum did arrive during the testimony with the arrival of Bob Dodds, Lahontan; Rob Joiner, Carson City; and Bob Jepsen, Nevada lay member.

The meeting was called to order at 11:05 a.m. and the roll was taken. This occurred at the conclusion of Ms. Kitzmiller's testimony.

Members Present: Mr. Jepsen, Mr. Crowley, Ms. Jamin, Mr. Hansen, Mr. Oden, Mr. Dodds, Mr. Thompson, Mr. Joiner, Mr. Combs

Members Absent: Mr. Tshirhart, Ms. Witherspoon, Ms. Baldrica, Mr. Dodgion, Mr. Brooks, Mr. Poppoff, Mr. Harper, Mr. Davis

(There were two lay member vacancies on the APC due to the expiration of the terms of Janet Beronio and Sev Bedard. A quorum consisted of nine APC members.)

V. PUBLIC HEARING AND RECOMMENDATIONS

A. Draft EIS/EIR for Golden Bear Park Master Plan

Chief of Project Review Rick Angelocci advised that the EIS circulation period began October 19, 1992, with mailing of the document to the APC and Board members. The 60-day review period was to have been completed December 17, 1992, but was extended to January 28, 1993, by Board action due to the inability of the APC to meet early in December. TRPA was not a proponent of the park but was a reviewing agency under the Compact. The next step in the process would be to forward the comments on the EIS to the consultant for response. The responses along with the draft EIS would be considered the
final EIS and would come back to the APC and Board for another hearing on technical adequacy and certification.

The second phase would see a master plan go to the APC and the Board. Following that, TRPA review and action would be required on each major component of the master plan. TRPA was attempting to stay as neutral as possible at this point and to insure only that the document was technically adequate.

Mr. Crowley explained that El Dorado County was replicating TRPA's review process. There would be a Planning Commission hearing and Board of Supervisor action.

Mr. Anders Hauge, Harland Bartholomew & Associates, the consultant who prepared the EIR/EIS, explained the document was a programmatic EIR; the specifics on such things as lighting standards and building location had not been determined. As projects came forward, if the EIS were approved, there would be further review by TRPA and El Dorado County on a project-by-project basis.

Mr. Hauge summarized the five different alternatives that were evaluated in the document and presented detail on the identified impacts and mitigation. The impacts affected earth/SEAs (softball fields, access); air quality (during construction); hydrology (potential sediment discharge to Trout Creek, potential drainage alterations); biological resources (forest openings, wildlife and vegetation); public access effects on stream quality; noise (parking and traffic); visual resources. Mr. Hauge also presented information on floodplain encroachment, hazardous material disposal, transportation and circulation, parking deficiencies, public services and utilities, and loss or alteration of historic site significance.

Mr. Hansen suggested that, although there was no requirement, he felt the document could address financial feasibility of the proposal.

Following is a listing of those who testified during the public hearing, along with a brief summary of the comments.

1. Jim Hildinger, lifetime resident of the South Shore area, not a resident in the vicinity of the proposed park. Likened the park's negative impact to the negative impacts caused by the Tahoe Keys development. The foundation on which the park was conceived violated federal law and the requirements of the Santini-Burton Act that lands acquired under the act be administered by the National Forest system. The lands in question could not be considered unsuitable for Forest Service administration, as required before transfer to another property owner. Should the project proceed, the appeal process would be costly and take many years. He had no problem with additional recreational facilities, if needed; but this proposal was blatantly irresponsible.

2. Rich Fisher, superintendent for Lake Tahoe Unified School District, spoke on the need for recreational facilities in the community. School sites were tremendously impacted now with recreational activities and were now at capacity for baseball and soccer. Organized recreation was healthy for the community. In terms of the location of the park, there were no parks or school sites available to residents of the nearby Sierra Tract within walking distance.
distance. A number of children lived in the area. The park would be of benefit to those people as well as an economic benefit to the community.

3. Dan McLaughlin, a 20-year resident involved in youth recreational activities and El Dorado County's recreational advisory committee, spoke on his experience with softball and coaching. The park would bring in $200,000 a day from baseball tournaments and would decrease vehicle miles traveled by focusing sporting activities on the park site instead of throughout the community at different schools. The site was a dump area in the past, and the park would clean it up. The area was damaged and had been homesteaded in the past. It was a myth that lighting would disturb nearby residents; lights would be 800' from the nearest house. Special lights would be used. There would be no significant increase from noise caused by sporting activities, other than an occasional roar, because of vegetative screening. The meadow would not be affected, and the park would not be a detriment to wildlife.

4. Marleen Beck, resident on nearby Beecher Street, suggested the Park was too close to residential areas and that the earlier dumping on the site no longer occurred. The area was restoring itself naturally. The Forest Service had fenced the area and the area had been cleaned up.

5. Carla Ennis, a South Shore resident, expressed concerns with the impacts of the park on habitat and wildlife. The property was purchased by the Forest Service as a buffer zone under Burton/Santini. The Forest Service should not transfer the land for park development, and many of the proposed uses were duplicated elsewhere in the community. Ms. Ennis had very specific comments on the impacts on wildlife and the natural environment and the inadequacy of their coverage in the EIS. The Burton Santini land was unsuitable for park development; the use was incompatible with adjacent uses. Facilities at Tahoe should be dispersed throughout the community to alternate sites. The plan was poorly designed and should go back to the county for redesign, and the CEQA document should be amended to include the considerations she had raised.

6. Gloria Harootunian explained that when her family sold the property to the Forest Service it expected that the land would remain undeveloped. It was initially warranted because the land was bought with Burton Santini funds, and the thought was that the lands would be left as open space. They were identified as too valuable for building of residential areas and large developments of any kind. This park was a kind of development coming from the public sector. The property had undergone many changes and suffered much abuse. It was now healing itself, and before disturbing it again, the public should appreciate the huge open areas of forest, meadow and stream and the diversity of wildlife.

7. Kate Nye suggested the area was already a park. She enjoyed watching and listening to the birds and swimming in the river. The area was archaeologically significant as an Indian site; she had found an arrowhead on the site.

8. Pam Fritz commented on specific pages in the document and suggested the mitigation was not sufficient to address the negative impacts which would occur with the park. It was incongruous to spend substantial sums to restore an upstream area only to develop the downstream park with such intensive uses. It was inaccurate that the area experienced "limited wildlife utilization;"
numerous species of wildlife had been identified in the area. The EIS suggested park development would forestall grazing in the area and would allow the area to restore itself. The park was a radical reaction to the desire to restore the land. Development of an elaborate park did not seem an appropriate way to discontinue grazing. While many supported the increased recreational opportunity for the community’s youth, the intent was to have more areas for adult softball games. Economic benefits to the community would not result from children’s softball or soccer. The proposal to sign sensitive areas along stream sides to keep people from intruding was insufficient mitigation. It was incongruous that $3/4 million was being spent to rehabilitate and restore the Lake Christopher area upstream from the park and then develop this park with such intense uses. The Lake Christopher project was designed to correct the very damage that was anticipated in the park.

9. Dave Ennis, a South Shore resident, commented on the negative impacts of fertilizer use on water quality. Millions of dollars were needed to improve Tahoe’s water quality, and now it looked like the County would be fertilizing 600,000 square feet of turf and washing pollutants into the adjacent stream zone.

10. Jim Haen, a Tahoe Paradise resident, engineer, and former TRPA employee, spoke in favor of increased recreational opportunity and playing fields for the youth of the community. He favored these aspects of the park proposal. Mitigation measures would be implemented to address the impacts.

11. Pembroke Gottenauer, a Sierra Tract resident and participant on the county service advisory committee, spoke in favor of providing a place for the children in the community, particularly minorities, to congregate. There needed to be alternative uses for the youth. Passing by the opportunity for this park would cause problems in the future.

12. Ray Lacey, with the California Tahoe Conservancy, spoke to two errors in the EIS. Page 2-27 (alternative sites analysis) described site 3 as the former Marjorie Springmeyer holdings at Pioneer Trail and Al Tahoe Boulevard now owned by the California Tahoe Conservancy. That was not Conservancy property. Page 2-6 addressed inclusion of a wetland parcel (106 acres) along Trout Creek. The EIS stated the City of South Lake Tahoe received the parcel from the Conservancy for the purposes of restoration and management. That was not a Conservancy transaction, and the City likely acquired the property directly from private owners some time ago.

13. Marie Kitzmiller, parks coordinator for El Dorado County, spoke in favor of the park as being sensitive to environmental and recreational needs of the community. The County’s goal was to focus on the environmental sensitivity of the site and to develop the park in terms of its environmental educational opportunities, similar to the Forest Service’s Taylor Creek site. There were opportunities to relocate structures on the site to preserve sensitive areas and locate facilities so they would be more accessible to nearby neighborhoods. The plan would not propose snowmobile or offroad vehicle courses. Previous surveys of the local population showed overwhelming approval of the proposed recreational uses. The county had plans to fund a much more involved biological analysis of the area to survey all sensitive species and habitats. The County anticipated funding other parks on the West Slope along with this park.
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(A quorum arrived during Ms. Kitzmiller's testimony. The roll call was taken at the conclusion of her remarks.)

14. Cheryl Milham spoke in opposition to the park, explaining that the Burton Santini funds were used to acquire the property in order to keep it natural and open and to protect it from development and encroachment. This was not a kids park but rather a place for adults and leagues coming in to play. The plans should be modified to delete the ice and roller rink, the amphitheater, the cultural center. This already was a park because of the natural features and the wildlife, and an organized, developed park would only destroy the natural qualities and wildlife of the area. Once the park was built, the negative impacts could never be totally mitigated. It would be too late.

15. Steve Yonker, a resident and El Dorado County Recreation Commissioner and citizen advisor to El Dorado County on recreation, spoke in favor of the park and suggested it was an ideal area for the proposed uses. The county advisory group was unanimous in its support of the plan, as was the South Lake Tahoe Recreation Commission. The City Council and the County had committed funds to develop the plan and the EIR/S. He would urge the County's supervisors to adopt the final plan.

16. Bert Cherry, a resident of Ormsby Drive adjacent to the meadow, suggested the park came about as a college exercise for Chico graduate students studying the concept of urban parks. The degree of proposed development was not appropriate for the site. Problems involved the off-road vehicle course, a snowmobile course, increased access to the area from the City of South Lake Tahoe, funding, public infrastructure problems (fire and police protection), lighting standard heights, noise to neighboring residential neighborhoods, and insufficient public input and comment. While Mr. Cherry concurred with the need for additional sporting facilities for the children in the community, he did not agree that additional adult softball fields were needed. The consultant's assumption that the impacts could be reduced to a less than significant level was very questionable.

17. Don Radford, representing the City of South Lake Tahoe, explained the City's public meeting process to advise the public of and get public input on the proposed park. There also had been tours conducted through the park. The master plan was paid for; it was not a project done by Chico students but rather by a Chico professor with student assistance and consultants. Snowmobile and offroad vehicle use was not permitted on the site and was not proposed.

18. Glenn Rawler, a Tahoe Keys resident, suggested the park would be an urban sports facility. She favored toning down the fields and putting them somewhere else. Developing the park would do nothing to fix a potential gang situation. She agreed with the statements in opposition and asked if the CEQA document could be amended to reflect Mr. Cherry's and Ms. Ennis' statements.

19. Rochelle Nason, for the League to Save Lake Tahoe, advised the League would be submitting written comments on EIS adequacy. It was her understanding that the County was open to fundamental reconsideration of the project. This was a healthy idea. It was not appropriate if this were to occur with the EIS. The EIS should correspond to the master plan as it was to be ultimately adopted. She urged the APC to consider a resolution to ask the
20. Kerry David submitted a letter from the Optimist Service Club in support of the EIS. There was a need in the community for additional playing fields for youth. His club had supported those kinds of activities and wanted to see development of the park. The plan was a good one.

21. Dave Marlow, land staff officer for the U.S. Forest Service, spoke on the Land Management Plan for the Forest Service. The Forest Service plan listed many standards and guidelines, three of which related directly to the park area. Uses in support of neighboring communities were to be evaluated on a case-by-case basis in accord with forest-wide standards and guidelines. Large parcels of high capability land near the urban interface were to be evaluated to determine what use might be most appropriate. If urban uses not appropriate for National Forest Land were found to be the best use, transfer of management or ownership would be considered. Until such determination was made the management direction would keep vegetation in a healthy and diverse condition and the site unencumbered with long-term uses, such as dispersed recreation facilities and designated OHV routes. The Forest Service would encourage and actively participate in inter-agency planning for recreation development and would have an important role to play in the effort. The development of recreation opportunity should occur at the most suitable locations, regardless of ownership and, in some cases, this could require land adjustment. Specific to the Santini-Burton Act, there was a question whether the Forest Service had the authority to transfer the property to El Dorado County. Although the lands were acquired to protect "environmentally sensitive properties," Santini-Burton did allow the Management Unit to transfer lands that were no longer needed, that had National Forest character to the appropriate government agencies. It was possible the park site qualified for a transfer. There were sensitive as well as high capability lands on the site. The Forest Service would be evaluating the transfer at some future date. The Forest Service had a caveat in its discussions with El Dorado County many years ago about the possible transfer and said it would consider the transfer contingent upon a couple of issues, the first being that the development of the land and use of the land would be consistent with the Santini-Burton Act. That finding had to be made. Secondly, the County had to address and resolve in a satisfactory manner the public use concerns surfaced during the review process. There was a ways to go before the findings could be made. The transfer decision rested with the Director of Lands in the Regional Office in San Francisco. He and Forest Supervisor Bob Harris would be making the recommendation whether or not to transfer.

22. Mr. Ennis questioned the amount of tax money that had been spent on this without any assurance that the land was even available for the park. There was more going on here than just providing a place for kids to play baseball.

Chairman Joiner closed the public hearing at 11:50 a.m.

No action was taken.

II. APPROVAL OF AGENDA - no action
IV. ADMINISTRATIVE MATTER

A. Election of APC Chairman and Vice-Chairman for Two-Year Terms (1993-1994)

MOTION by Mr. Joiner to nominate Teri Jamin to serve as the APC Chairman for the 1993-1994 two-year term and to close the nominations. Second by Mr. Hansen. The motion carried unanimously.

MOTION by Mr. Dodds to nominate Joe Thompson to serve as the APC Vice Chairman for the 1993-1994 two-year term and to close the nominations. Second by Mr. Crowley. The motion carried unanimously.

The meeting recessed for a lunch break from 12:05 to 1:15 p.m. (Members present after the noon recess: Crowley, Jamin, Hansen, Oden, Jepsen, Dodds, Thompson, Combs, Joiner)

III. DISPOSITION OF MINUTES

MOTION by Mr. Crowley, with a second by Mr. Thompson, to approve the November 12, 1993, regular APC meeting minutes. The motion carried with Mr. Dodds abstaining.

(There was no meeting in December due to lack of a quorum caused by inclement weather conditions.)

B. Amendment of Chapter 93, Traffic and Air Quality Mitigation Program, by Adoption of Rental Car Mitigation Fee Ordinance (continue to February)

C. Adoption of Stream Environment Zone Restoration Interim Targets Pursuant to Chapter 32

Executive Director Dave Ziegler presented the staff's summary of its proposal for the APC to recommend favorably on interim performance targets for SEZ restoration for each affected jurisdiction, based on a 700-acre overall target and the percentage of disturbed SEZ in each jurisdiction.

(Mr. Crowley pointed out that the table referenced in the two-page staff summary was not included in the packet material.)

Mr. Crowley commented that restoration of 700 acres of SEZ by 1996 was very optimistic, particularly in view of the fact that there were fewer than 100 acres restored at this point.

Mr. Ziegler explained that he did not know at this point how realistic the Board-adopted 700 acre target was. There were several good sized projects that could pump up the restored acreage figures considerably. These projects included Cove East (over 100 acres) east of the Tahoe Keys and Snow Creek on the North Shore. The overall restoration target was 1,100 acres, with the 1996 evaluation time period being the mid-way point of a 20-year plan.

Mr. Dodds questioned the classification of the Lake Christopher modifications as SEZ restoration. Perhaps staff should give thought to the
bigger question of having a better definition for what was a fully restored and functioning SEZ and at what point it would be counted in this restoration effort.

Mr. Ziegler explained that there was not agreement on how SEZs were delineated. Staff had been working on several clarifications relating to SEZs, one to address a glitch in defining secondary indicators and one to digitize SEZ maps into TRPA's geographic information system. Staff had completed all the field work and was now digitizing the information. These were considerable step forward in resolving questions about amount of SEZ and how much of them were disturbed.

No one wished to comment during the public hearing. Chairman Jamin closed the hearing.

MOTION by Mr. Jepsen to recommend that the Governing Board adopt the interim targets for SEZ restoration as presented by staff. Second by Mr. Combs. The motion carried unanimously.

Mr. Ziegler introduced Senior Planner Carl Hasty, the staff planner assigned to head up the water quality team.

D. Amendment of Chapter 14, Community Planning, to Clarify Requirements for Boundary Line Adjustments and for Alternative Plans

Mr. Ziegler presented information on the concept of clustering commercial development in community plan areas, the concern expressed during the mid-1980 consensus building workshops on limiting commercial floor area and tourist accommodation units, and application of Bailey coverage coefficients to community planning areas. Four hundred thousand square feet of commercial was allocated for the first ten years, most of which was directed to Community Plans; and 200 additional tourist accommodation units were allocated, all of which were to be used as incentives for revitalization. Additional incentives were provided for community plan areas for height and land coverage transfers. The plans were to be developed by a partnership between TRPA, the local governments and the communities and were to address land use, transportation, traffic, parking, public services, housing (including affordable housing), recreation, special features or standards, implementation, and consistency with the Regional Plan. The boundaries of the areas were set forth originally in the Regional Plan as readopted in 1986 with the settlement of litigation. There were three shots to be taken at the boundaries of each Community Plan: one at the time when the Plan Area Statements were adopted, one during adoption of the individual preliminary plans, and one when the plans were finally adopted.

Mr. Ziegler also discussed procedural problems with the community planning process, problems with the Code chapter on community planning, problems with available staffing and financial resources, and boundary problems. The boundary problems included whether to give incentives to larger areas, whether it was a good idea for community planning to embrace a larger area but to direct the incentives at a subset of the larger area, whether community plan boundaries should embrace more land, whether the boundaries should embrace golf courses and parks which were not, technically, vacant but which were low
intensity uses. Staff recommended tackling the problems as they came up one at a time, to look at each community plan to see what was causing the delays and to work them out on a case-by-case basis.

Mr. Ziegler suggested that community planning should be recognized as a good thing; it provided a road map for public investment for the future in an integrated, coordinated, efficient, and cost-effective way. It enabled private investment in the rebuilding of commercial core areas; this was badly needed. Community planning should cluster development into areas where the pedestrian trip and the other automobile trip reducing strategies were to take place. Community planning should be looked at as a positive thing. Some would argue that the more area embraced by community planning the better. The plans should be kept simple, since added features tended to slow the plans down. The planning teams should also agree to let the plans go once they were done with them and had transmitted them on to the counties and TRPA for additional processing. Change was inevitable.

Mr. John Hoole, the Chief of Long Range Planning, explained the Board's direction to staff to streamline the community planning process in an effort to complete the plans. Staff looked at boundary adjustments and drafting alternative plans. The 21 Community Plan (CP) areas totaled 2,539 acres in size. Proposed adjustments counting increases and reductions and as shown on the display map (on the wall) totaled a maximum of 20-40 acres and likely half of that. The other issue before the APC was whether the findings to be made to adjust the boundary were to be applied to just the specific block of land being added or to the total area of the amended boundary. Staff favored the latter approach. While the Code now required complete alternative plans to be prepared, the teams were hoping instead to use a simple matrix to show the comparison of the alternatives related to transportation, air quality, housing, and other features.

Mr. Hoole summarized the proposed findings to expand CP boundaries and explained the added finding that would permit an expansion provided there was a significant environmental benefit that assisted in attainment or maintenance of the environmental thresholds.

Discussion followed on the definition of "environmental benefit," the Compact-required Article 5g findings, review on a case-by-case basis, the built-in control of the limit on commercial floor area, the benefits of flexibility and the disadvantages of rigidity in regulations, the need to build in flexibility, and the need to have trust in decision makers to abide by the findings in making decisions.

Ms. Rochelle Nason, for the League to Save Lake Tahoe, disagreed that the larger the boundaries for the incentive system the better. The League disagreed and felt it was important that the lines be drawn closely around existing urban areas because they concentrated development and provided for renovation of existing deteriorated development. The impact of the amendments on future CPs could be seen in the existing proposed amendment to the Douglas County CP. The League did not feel that TRPA could make the findings for the Douglas County CP, even if it adopted the proposed amendments. That was the reason the amendments were before TRPA today; staff felt those findings could be made. In the case of the Douglas County CP, there was a plan to add somewhere between 20 and 40% of the acreage of the original CP in order to
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accommodate a single project that had successfully agitated for its inclusion within the plan boundary. If this became the rule around the Lake, there would be no renovation of existing areas and no concentration of development. Economic incentives would always dictate that projects would be guided to undeveloped areas in cases where there was a choice between undeveloped and developed land. This would cause urban sprawl all around the Basin. There was no way to gauge from the existing proposals what effect there would be on incentives around the Basin for people to bring in projects, once they understood they did not have to build in a CP; they could get incentives for any parcel that happened to be close to a CP by getting the project put inside the boundary. There was no way of knowing what future amendments would expand the additional acreage even beyond what was anticipated at this time. There was nothing in the proposed amendment that would prevent turning a completely undeveloped area into a CP, by deciding it was suitable for commercial development. The proposed modification to the Douglas County CP was a move toward urban sprawl. The environmental benefit of expansion of the CP boundary could only be determined on a project-by-project basis and when an EIS for a particular project was available. Ms. Mason suggested it was difficult to see a benefit great enough to offset the very severe detriment of urban sprawl.

Mr. Blanck suggested that the new finding was to be applied on a case-by-case basis and that the intent was for the use allowed in the expanded area to have a significant environmental benefit and assist in the attainment of the thresholds.

Mr. Chris Beck, consultant from the firm of PBR, representing Park Cattle Company, suggested there were really two topics being discussed. One was the Park Cattle project and its environmental benefits; the other was the proposed CP amendment. The amendment by itself would not allow the project or approve the plan. It would rather make a modest technical clarification to an existing ordinance. That clarification was consistent with what those on the planning team and staff understood was the way the process was to proceed. The question was whether a tourist accommodation unit was considered commercial. The clarification was drafted for that reason. All this proposal did was to make clear what had been an active assumption of the members of the team. When the Plan Area Statements for Douglas County were identified, the statement included specific statements calling for reassessment of the Park Cattle Company property to determine if the original preliminary boundaries were the right ones. That was what was being done by the team. What had come up in the process was a question whether the findings in Chapter 14 included tourist accommodations. The amendment should be viewed alone to see if it allowed the flexibility that TRPA staff and the community needed to proceed. If the project proceeded it would require development rights to be transferred from an area like South Lake Tahoe into Nevada. This would lead to rehabilitation of an existing area and concentration of hotels in the vicinity of the existing casino core in an area where people could walk from the project to the casino core. There would actually be a reduction in VMT resulting from the concentration of development. The project did not create sprawl and would lead to investments in environmental improvements (SEZ restoration, reduction in coverage, new trails, and a stormwater system).

Mr. Gregg Lien, representing Lawyers Title Company, having a project within the Douglas County CP boundary as now proposed by the team and also
representing individuals with projects within other CP boundaries, suggested that when preliminary boundaries were drawn the intent was that boundaries would be reconsidered as further information became available. Now the needs assessments were completed and it was known where the infrastructure was and where the opportunities for environmental improvement were. All the work had been done; and based on all this information in a number of CPs around the Basin, there were proposals to adjust the boundaries. Mr. Lien suggested that it was not appropriate to turn something aside automatically simply because it was driven or influenced by a project. The APC today was only talking about clarifying by Code amendments some pieces of the process, findings to be made. The next step when a Community Plan was before the Commission was then to look at the projects to see if the analysis was adequate, was the technical justification present. The term "incentives" really meant benefits, both to the environment and to the project. Mr. Lien also mentioned the reduction in previously zoned commercial properties over time, the need for trust and a continuing faith in the process.

Ms. Mary Gilanfarr, for the Tahoe Sierra Preservation Council, suggested the APC was not being asked to look at future development. There were caps on the amount of development that would take place. What staff was recommending were changes in many areas; the facts should not be obscured by one project that hadn’t even come up for consideration. Lack of adoption of the CPs was having an effect on small businesses. The CPs needed to be moved forward and were truly the work of the people within the local communities. They didn’t deserve more roadblocks to be thrown in for nebulous reasons. She favored the staff recommendation.

Mr. Steve Teshar, facilitator of the Douglas County CP, suggested the adoption of the amendments would not approve a project but rather allowed a process to go forward. On the Douglas County CP specifically, one of the problems in the Stateline area was that the area given preliminary CP status was that area inside the loop road which was commonly referred to as the casino core. That was just about entirely occupied by major hotel casinos and parking lots and accessories to those properties. There was not much area in the casino core to do many of the things that the CP process and regulations envisioned. Therefore, to accomplish the goals set forth by the CP process, the team needed to look at opportunities immediately adjacent to that area. The team looked at two areas adjacent to the casino core where there were some opportunities to do some economic and environmental improvements and enhancements. The planning team was not advocating urban sprawl. Because of the restriction on commercial floor area and tourist accommodation units, he did not see how urban sprawl could occur in the Basin. The Douglas County planning team had a unique challenge in that it had lots of things it needed to do. The casino core area was very limited, perhaps more limited than any other place in the Basin, as to what could be done. The team was given an initial set of boundaries, entered into the planning process, completed a needs assessment and environmental work. To accomplish the goals and objectives, the team felt that areas immediately adjacent to the core were needed to obtain and achieve the goals and objectives. He supported the staff recommendation.

Mr. Dodds questioned how a project, such as the one being discussed, would result in a net environmental benefit. How would water quality be improved? He wanted to assure that benefits in one area would not be used to offset
impacts in other areas.

In response, Mr. Ziegler explained that every approved project had to provide mitigation for all its impacts. This would apply to projects in the context of community planning or projects in the context of expanded CPs. This was given. Also, TRPA did not allow trading between threshold categories. Every threshold category had to stand on its own. If, as an example, a project was good in eight threshold categories but a problem for wildlife, that was still a problem that had to be mitigated. The same interpretation would be applied to a community plan boundary issue. If the proposal that was being put before the Agency were to become part of the Regional Plan, the test would be to look at what the environmental impacts would be of the CP within the original boundary and then the impacts of the CP with the expanded boundaries. The finding would have to be made that it was more positive to the environment with the expanded boundaries than it was with the original boundaries.

Since no one else wished to comment, Chairman Jamin closed the hearing. Mr. Ziegler asked for APC reaction to the discussion.

Mr. Blanck asked that the language on page 13 of the packet be amended to read, in part, "There is Any use allowed in the expanded area shall have a significant environmental benefit that assists in attainment or maintenance of the environmental thresholds."

As a veteran of the CP process, Mr. Combs expressed support for staff's proposal. He had wrestled with the boundary issue, and good points had been raised about the danger of a boundary proposal coming forward that did not have merit. His reaction was that those proposals without merit should either stand or fall on their individual case-by-case review. The fact there may or may not be a proposal out there that the Agency would support was a poor reason to reject a Code amendment that affected the entire Region. Staff's proposed wording modification could certainly help to get the discussion out of the quagmire.

Mr. Crowley concurred with Mr. Combs and suggested that getting this Code amendment tied up with a specific project almost lost his vote. This was not a good tactic. This was an ordinance amendment only. The reason he supported the amendment was because things changed in the course of the planning process, and he felt that flexibility was important to have in the system. The planning principle should not be driven by a boundary but maybe the other way around. The planning principles might want to drive the boundary, one way or another. He concurred with staff recommendation.

Mr. Dodds suggested he remained unconvinced. He had read the various arguments and felt good points were raised. He was concerned how the League viewed this and the breaking away from the consensus agreement. He felt that the League was very uneasy with the proposal as it changed the 1986 agreement. At the same time he agreed with the need for flexibility. He would feel more comfortable if he could see how something would fit through the revised language and how a project would have a net environmental benefit. While he understood that there was not to be a tradeoff of benefits and goals in the thresholds, he sensed there was some of that in the loop road project, where there appeared to be a mixing of vehicle miles traveled (VMT) and SEZ disturbance. He could not support the amendment.
Mr. Thompson suggested he would like to see the latitude in the Code to allow a process which had evolved over time. The planners who had been involved in the process felt it was necessary to have some flexibility in order to come up with a good product. Latitude was needed so that additional areas could be locked at in the planning process to develop a useful plan. With that and the language that was proposed to safeguard the review process, he felt strongly that the process was protective of the resources that had potential for degradation. He supported staff's recommended change.

Ms. Jamin commented on the amendment which addressed the tradeoff of an expansion for a reduction or deletion. This was the approach that the Stateline/Ski Run CP took with the logic that the land coverage incentives that were gained in the expanded area would then be eliminated from the area that was deleted. The result was that there would be no adverse environmental effect. She would particularly support that part of the amendment.

MOTION by Mr. Combs to recommend approval to the Governing Board of the proposed amendments to Chapter 14 with the wording change to Section 14.3.B.(2)(iv) as proposed by staff. Second by Mr. Joiner. The motion carried on the following vote:

Ayes: Mr. Crowley, Ms. Jamin, Mr. Hansen, Mr. Oden, Mr. Jepsen, Mr. Thompson, Mr. Combs, Mr. Joiner
Nays: Mr. Dodds
Abstain: None
Absent: Mr. Tshirhart, Mr. Dodgion, Ms. Baldrica, Mr. Brooks, Mr. Poppoff, Mr. Harper, Mr. Davis, Ms. Witherspoon

Mr. Ziegler commented briefly on the earlier discussion on the need for trust in the planning process.

E. Amendment of Chapters 41 and 43 Relating to Subdivisions of New Projects and Existing Structures

Agency Special Projects Attorney Susan Scholley presented the staff proposal to permit subdivision of existing structures, explaining that the subdivision provision was not applicable to new lot and block-type subdivision.

Mr. Paul Kaleta, from Basin Strategies, spoke in favor of the amendments but asked that staff work further on addressing ordinance amendments to allow subdivision of bonus units used to build multi-family projects. These now were not permitted to be used in, say, a conversion to condominiums. It was nearly impossible in many jurisdictions to do a multi-family project without using bonus units, and the way the draft ordinance was worded now these could not subsequently be converted to condominium. The Goals and Policies suggested that multi-family projects were permitted. These subsequently could possibly be subdivided, but the ordinance did not permit it. He would like to see these taken on a case-by-case basis.

Mr. Gregg Lien commented on the early designations in the 1980s of multi-family and condominium areas. Each lot had a certain density assigned to it by local governments and TRPA. With the 1987 plan everything was massively downzoned so that there was one unit per parcel of record. As part of the 1987 plan as a counter-weight to the downzoning, 1600 bonus units were set
aside so that people could get back to where they were before. Each Plan Area Statement had built into it a way to get the transferred/bonus units distributed. The bonus units could not be used for condominiums. He had found that in his representation of people in Incline he had looked into obtaining condominium units. To do this, a person had to buy them on the open market. They did not exist for any price. It also was difficult to transfer units from one jurisdiction to another. There really was no demand for the 1600 bonus units, and he would like to see a certain number of the 1600 set aside, say 200-300, to be available for this type of situation.

Mr. Kaleta suggested that each time a bonus unit was used there was $5,000 available for capital improvements. This would provide a significant source of revenue for environmental projects. As it stood right now, it was conceivable that, if these proposed subdivisions could not proceed because it was not economically viable, the source of revenue may never be available. The bonus units conceivably could never be used.

Chairman Jamin closed the public hearing.

Ms. Scholley explained that it was hard to build multi-family projects. The idea was that to hand these bonus units out for what would, in effect, be condominium projects would further defeat the purpose of having available bonus units at such time that these multi-family projects would become attractive. To the suggestion that a portion be set aside for condominium conversions, she felt the development rights effectively represented 1600 additional vacant parcels in the Region. The impacts of developing those residential units were not inconsequential. If they were held to serve a purpose -- a mix of multi-residential use -- then she felt that was part of the basis of setting them up in the first place. She was reluctant to recommend that any portion of them would go to additional single family units.

MOTION by Mr. Crowley to recommend approval of the staff proposal for amendment of Chapters 41 and 43 relating to subdivisions of new projects and existing structures. Second by Mr. Hansen. The motion carried unanimously.

Chairman Jamin left the meeting at 3:15 p.m. and passed the gavel to Vice Chairman Joe Thompson. There no longer was a quorum.

VI. REPORTS

A. Executive Director

Mr. Ziegler reported on the success of the three-day economic conference in October. There would be a followup conference on Friday, February 5 at the Horizon. The idea here was to start to develop a business plan for the Tahoe Region and to pick a couple of achievable, visible projects in the business area and get them on the ground.

Mr. Steve Teshara advised the APC of another upcoming conference on “Rail and Advanced Transit Technology” on February 25 and 26 at the Horizon. This would be a conference and exhibit focusing on successful transportation technologies used throughout the world.

Mr. Ziegler explained the discussion at the December Board meeting and the
APC REGULAR MEETING MINUTES JANUARY 13, 1993

action by the Board to proceed with certain Code amendments in spite of the
fact that there were no APC recommendations. The APC did not meet in December
because there was not a quorum due to the weather conditions. There was
extensive discussion by the Board on the need to act on the items as
urgencies. Mr. Ziegler presented information on the specific items.

B. Legal Counsel

Agency Counsel Jeff Blanck advised that the Federal District Court in Reno
decided the Tahoe Sierra Preservation Council cases in favor of TRPA by
dismissing the consolidated cases. This had been appealed to the Ninth
Circuit. This was a significant decision.

Mr. Blanck advised that the Board had settled the Bruce King case. The
settlement provided that the four billboards in the Meyers area would be
removed in four years.

Mr. Ziegler advised the APC that the California State Water Resources Control
Board last week held a workshop on TRPA's Capital Financing Plan, which was
submitted in November. The Board was pleased with the plan, and indications
were that it would take favorable action later in the month. The discussion
was extremely positive.

C. APC Members

Mr. Hansen expressed appreciation to staff for its work on Chapter 14 and felt
trust in the planning process was important. He especially supported the
amendment proposed by staff and ultimately approved by the APC.

D. Public Interest Comments - none

VII. PENDING MATTERS

VIII. RESOLUTIONS

IX. ADJOURNMENT - The meeting adjourned at 3:30 p.m.

Respectfully submitted,

Julie D. Frame
Clerk to the Advisory Planning Commission

This meeting was taped in its entirety. Anyone wishing to listen to the tapes
may call for an appointment at (702) 588-4547. In addition, written materials
submitted at the meeting are available for review at TRPA, 195 U.S. Highway
50, Zephyr Cove, Nevada.
February 2, 1993

To: Advisory Planning Commission

From: TRPA Staff

Re: Adoption of Chapter 95, Rental Car Mitigation Program

Staff is continuing to work on refining and revising the formulas and methodologies for a rental car mitigation program. There is currently a workshop scheduled for February 4, 1993 with the rental car industry representatives and other interested parties. Staff will make an oral presentation to the APC on the proposed mitigation program and the progress to date.

Although the agenda lists this item under public hearings, the public hearing will be continued and the agenda item will be for a workshop only and no action will be requested.

If you have questions regarding this item, contact Keith Norberg or Susan Scholley at (702) 588-4547.

AGENDA ITEM IV.A

Planning for the Protection of our Lake at www.
MEMORANDUM

February 1, 1993

To: Advisory Planning Commission

From: TRPA Staff

Subject: Amendment of Chapter 4, Project Review and Exempt Activities, to Adopt a Memorandum of Understanding Between TRPA and Nevada Bell

Staff proposes an amendment to Chapter 4 of the Code of Ordinances to exempt certain activities of Nevada Bell from TRPA review.

Description and Discussion

Pursuant to Section 4.8 of the TRPA Code of Ordinances, TRPA may amend Chapter 4 to exempt those activities of public and quasi-public entities as set forth in memoranda of understanding (MOUs) between TRPA and such entities. The format of the MOU is similar to that found in Sections 4.2 and 4.3 of the Code. Activities are separated into categories of exempt and qualified exempt. Those activities are described in the attached MOU. Nevada Bell may undertake exempt activities without contacting TRPA and may commence activity on qualified exempt activities provided they give written notice five business days prior to the activity commencing. All activities, whether exempt or not, must comply with the TRPA Regional Plan, including the Code of Ordinances and Handbook of Best Management Practices.

Nevada Bell has reviewed the proposed MOU and is in agreement with the provisions contained therein.

Environmental Documentation

Staff has completed the Environmental Checklist for the initial determination of no significant effect on the environment.

JW:JF
2/1/93

AGENDA ITEM IV. B.
Chapter 6 Findings

Section 6.5 of the TRPA Code of Ordinances requires the following four findings be made prior to Code amendments:

A. 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;

Section 4.8 of the Code allows for the development and implementation of MOUs to exempt certain activities not otherwise considered exempt or qualified exempt under Chapter 4. The activities described in the proposed MOU are minor in nature and are subject to all the provisions of the Regional Plan. The proposed MOU is consistent with, and will not adversely affect implementation of the Regional Plan.

B. The project will not cause the environmental thresholds to be exceeded;

Activities undertaken pursuant to this MOU are subject to the provisions of the Regional Plan. The activities are minor in nature, are subject to restrictions, and are geared toward essential activities and maintenance of existing facilities. Therefore, the activities will not cause the environmental thresholds to be exceeded. This finding is also based on the Article V(g) checklist completed for the proposed amendment.

C. 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 project meets or exceeds such standards; and

Activities undertaken pursuant to this MOU are subject to the standards of the Regional Plan and Code. This finding is also based on the Article V(g) checklist completed for the proposed amendment.

D. The Regional Plan and all of its elements as implemented through the Code, rules and other TRPA plans and programs, as amended, achieves and maintains the thresholds.

As explained under findings A, B, and C, above, the Regional Plan will continue to attain and maintain the thresholds.
Memorandum to the Governing Board
Nevada Bell MOU
February 1, 1993
Page 3

Article VI(a) Findings

Article VI(a) states,

The Agency shall prescribe by ordinance these activities which it has determined will not have a substantial effect on the land, water, air, space, or any other natural resources in the region and therefore will be exempt from its review and approval.

Section 4.8 of the Code allows for the implementation of MOUs with public entities to exempt activities from TRPA review. The proposed MOU with Nevada Bell exempts minor activities undertaken by public utility districts charged with providing essential public services. Under the MOU, Nevada Bell will be able to more effectively and efficiently provide these services. The MOU has no impact on the regulatory structure and does not result in an increase in development. The minor nature of the activities, and the limitations elsewhere in the Code, assure the MOU will not have a substantial effect on the land, water, air, space, or other natural resources in the Region.

Ordinance 87-8 Findings

Section 2.5 of Ordinance 87-8 provides that findings under Section 2.40 are not needed to add policies or ordinances designed to make existing policies and ordinances more effective. The proposed MOU with Nevada Bell will implement Section 4.8 of the Code which allows amendments to exempt certain activities of public and quasi-public entities.

Staff Recommendation

Staff recommends that the APC recommend to the Governing Board approval of the proposed MOU (attached) and adopting ordinance.

Please contact Jerry Wells, Deputy Director, at (702) 588-4547 if you have any comments or questions on this agenda item.

2/1/93
MEMORANDUM OF UNDERSTANDING BETWEEN
TAHOE REGIONAL PLANNING AGENCY AND
NEVADA BELL

FEBRUARY 1993

This Memorandum of Understanding is entered into this ____ day of February 1993, by and between the TAHOE REGIONAL PLANNING AGENCY (TRPA), through its Executive Director as authorized by the Governing Board, and Nevada Bell, by and through its Director of Engineering and Switching.

All activities described in this Memorandum of Understanding (MOU) shall be in accordance with the Regional Plan package of TRPA as adopted by Ordinance No. 87-9, as amended from time to time. Activities exempt under this MOU shall not result in the creation of additional land coverage, relocation of existing coverage, or an increase in vehicle trips in excess of that otherwise exempt pursuant to Subsection 4.3.B of the TRPA Code. All activities undertaken by Nevada Bell pursuant to this MOU shall comply with applicable Best Management Practices (BMPs), and all provisions of the TRPA Code of Ordinances (Code), as it may be amended from time to time, except for the procedural provisions replaced by this MOU, and such guidelines as may be adopted by TRPA.

I. EXEMPT ACTIVITIES

The following activities of Nevada Bell, in addition to those exempt pursuant to Section 4.2. of the TRPA Code, are not subject to review and approval by TRPA provided any related excavation or backfilling work does not exceed 10 cubic yards (unless modified below), occurs during the grading season (May 1 to October 15) in land capability districts 4 through 7 and/or within an existing paved area or compacted road shoulder, and the site is stabilized and/or revegetated within 72 hours to prevent erosion.

A. SERVICE CONNECTIONS

1. Repair and replacement of existing underground or overhead facilities such as vaults, pedestals, associated hardware, conduit, service boxes and other appurtenant facilities, provided there is no increase in size or capacity and the replacement facilities are similar in type and function.

2. Install new underground service connections for TRPA-approved projects, and for existing improved properties.

3. Locate existing underground facilities.

B. DISTRIBUTION FACILITIES

1. Reinforcement of existing distribution facilities, including aerial facilities or underground facilities in existing conduits. (Reinforcement is defined in Chapter 2 of the Code).

2/1/93
2. Extension of underground distribution facilities for new or additional service connections.

3. Pole replacements in place.

4. Replacement of existing aerial or underground facilities.

5. Location of underground facilities.

C. GENERAL OPERATIONS FOR OUTSIDE PLANT AND BUILDINGS

1. Repair or replacement of splice boxes, conduits, pedestals, cross-connect boxes, and other appurtenant facilities.

2. Gravel existing roadways provided that BMPs are in place, including dust control measures.

3. Traffic control and lane closures for installation and maintenance activities provided any lane closures are limited to the minimum amount of time needed to complete the activity and, with the exception of emergencies, do not occur during holidays or weekends.

4. Use of portable generators, pumps, and compressors for maintenance and repair operations.

5. Installation of roadside warning signs related to construction/maintenance activities or needed for safety purposes, provided signs are removed within 10 business days following completion of the activities, or within 10 business days of the removal of the safety hazard.

6. Demolition of structures provided the structure is not designated, or pending designation on the TRPA Historic Resource Map, as amended from time to time.

7. Structural repair or remodeling pursuant to Section 4.2.A of the TRPA Code.

8. Excavate and remove contaminated soil or other material resulting from petroleum product or chemical spills.

9. Install observation wells and soil borings for groundwater monitoring and soil investigations.

D. EROSION CONTROL AND RESTORATION ACTIVITIES

1. Installation of erosion control devices such as:
   a. Sediment basins not exceeding 150 square feet in size.
   b. Swales
c. Rock slope protection not visible from any TRPA-designated scenic roadway or shorezone unit, class I bike paths, or recreation area.

d. Rock-lined ditches.

e. Willow wattling.

f. Access barriers, i.e., bollards and split-rail fencing.

g. Installation of temporary erosion control devices.

II. QUALIFIED EXEMPT ACTIVITIES

The following activities of Nevada Bell are not subject to review and approval by TRPA, provided Nevada Bell certifies, on a form provided by TRPA, that the activity does not result in the creation of additional land coverage or relocation of land coverage, excavation and backfilling does not exceed 25 cubic yards (unless modified below), occurs during the grading season (May 1 to October 15) in land capability districts 4-7 and/or within an existing paved area or compacted road shoulder, and the site is stabilized and/or revegetated within 72 hours to prevent erosion, and the activity is in conformance with the applicable provisions of the TRPA Code. The form shall be filed with TRPA at least five working days before the activity commences. For those activities involving in excess of 25 cubic yards of excavation (as provided below), Nevada Bell shall submit the form to TRPA at least 30 days before the activity commences. The following activities are in addition to those activities deemed "Qualified Exempt" pursuant to Section 4.3 of the TRPA Code.

A. SERVICE CONNECTIONS

1. Install new service connections for TRPA-approved projects and existing improved properties provided the service connection, if overhead, is not visible from any TRPA-designated scenic roadway or shoreline unit, and is not located within 300 feet of any designated scenic highway corridor right-of-way in urban corridors, within 1000 feet in rural transition corridors, and within one-half mile in rural corridors.

2. Repair or replacement of existing overhead of underground service connections.

B. DISTRIBUTION FACILITIES

1. Reinforcement of existing buried distribution facilities.

2. Extension of underground facilities for new or additional service connections.

3. Repair or replacement of existing aerial or underground facilities.

4. Realignment of existing pole lines due to construction of an
erosion control project or road improvement project provided that the realigned pole line is not visible from any TRPA-designated scenic roadway or shoreline units.

C. GENERAL OPERATIONS FOR OUTSIDE PLANT AND BUILDINGS

1. Repair or replacement of submarine cable.

D. MISCELLANEOUS ACTIVITIES

1. Convert from overhead to underground or replace and/or repair existing underground facilities including pipelines, conduit and conductor for a distance of not more than 2500 lineal feet, provided all excavation is within an existing road right-of-way, relocations or conversions of facilities to underground are within existing paved areas or compacted road shoulders, the amount of excavation is the minimum necessary, and all stockpiling of spoil material is accomplished in accordance with TRPA BMPs.

2. Installation of snow barrier walls to protect pad-mounted equipment, provided walls do not exceed 5 feet in height and 25 feet in length, are not visible from any TRPA-designated scenic roadway or shoreline unit, and are consistent with the TRPA Design Review Guidelines (Chapter 1, Section C(7) and Section 30.13.C(2) of the TRPA Code.

3. Tree removal for public health and safety pursuant to Section 71.4.E(2) of the TRPA Code.

E. EROSION CONTROL AND RESTORATION ACTIVITIES

1. Installation of retaining walls not exceeding 25 feet in length and 3 feet in height, provided that if located within a TRPA-designated scenic roadway or shoreline unit, the wall design is consistent with the TRPA Design Review Guidelines (Chapter 1, Section C(7) and Section 30.13.C(2) of the TRPA Code.

2. Restoration of disturbed areas not exceeding 2 acres, provided scarification does not exceed 6" in depth.

III. TREATMENT AND ACCOUNTING OF COVERAGE

It is understood by Nevada Bell and TRPA that the activities set forth herein may result in a requirement to mitigate existing excess coverage. Further, many of the activities involve removal of existing land coverage or restoration of disturbed lands.

Chapter 38 of the Code provides for the accounting, tracking, and banking of coverage in conjunction with Chapter 20. Nevada Bell shall report to the Executive Director of TRPA annually on the status of compliance with all excess coverage mitigation, coverage removal and restoration requirements as related to all activities undertaken pursuant to this MOU.

2/1/93
IV. LOSS OF EXEMPTION

Any exempt activity set forth herein shall be considered a project requiring TRPA review if the Executive Director determines that, because of unusual circumstances, the activity may have a substantial effect on the land, air, water, space, or any other natural resource in the Region.

V. TERMINATION

This MOU may be terminated by either party upon sixty (60) days notice in writing.

S. J. Ostrom, Director
Engineering and Switching

NEVADA BELL

DATED: ____________________

David S. Ziegler, Executive Director

TAHOE REGIONAL PLANNING AGENCY

DATED: ____________________

2/1/93
MEMORANDUM

January 29, 1993

To: Advisory Planning Commission
From: TRPA Staff
Subject: Adoption of the 1993-1997 List of Additional Recreation Facilities Pursuant to Section 33.6

Proposed Action: The proposed action by the APC is a recommendation to the Governing Board to adopt the 1993-1997 Year List of Additional Recreation Facilities.

Please Note: In the interest of conserving paper, the cost of printing, and postage, only projects new to the list this year and the appendices are included in the packet.

Staff Recommendation: Staff recommends that the APC review the list, solicit public input and, based on its outcome, recommend to the Governing Board adoption of the 1993-1997 Year List of Additional Recreation Facilities.

Background: Section 33.6 of the Code of Ordinances requires TRPA to prepare a Five Year List of Additional Recreation Facilities annually. The list is to be adopted by the Governing Board. The list serves as a regional recreation planning and coordination tool in lieu of a regional recreation master plan. It also serves as a method to track implementation of TRPA's recreation threshold. TRPA's 1991 Threshold Review and Evaluation recommends that a regional recreation master plan be created. The Tahoe Coalition of Recreation Providers (TCORP), an association of public and private recreation providers, supports development of such a plan.

Discussion: This year, 31 new projects have been added to the List and 51 have been rolled over from last year's adopted list. New projects are identified in Section II.A (projects which require PAOT allocation) and Section III.A (those which do not). Rolled over projects are found in Section II.B (need PAOTs) and III.B (do not need PAOTs). Several recreation projects were constructed in 1992 and have been removed from the list.
Four projects on the list propose to utilize a total of 1,032 Overnight Pool PAOTs (two new projects, two projects previously listed). The Regional Plan allocates 1,000 of the total 6,114 Overnight PAOTs to a floating pool to be allocated based on an unforeseen need or demand. The Regional Plan presently has no mechanism by which to distribute the pool PAOTs. The issue is being discussed with TCORP to determine the need for additional allocation procedures.

Eligibility Findings To Be Placed On The List Include: Demonstration of need for the type of project; determination of consistency with the Regional Plan Goals and Policies, Code, Plan Area Statements; determination of consistency with 20 year outdoor recreation targets; and attainment and maintenance of Compact Article V(g) findings. Based on the conceptual level of project information requested for individual applications it is impossible for TRPA to make certain findings. At the time of project review and approval, TRPA will make consistency findings related to the Goals and Policies, Code, 20 year outdoor recreation targets and Compact Article V(g).

Environmental Documentation: Staff has completed an Initial Environmental Checklist (IEC) for the project and proposes a Finding of No Significant Effect (FONSE) because the action is administrative in nature and does not constitute a project approval. Projects on the list which apply for TRPA permit approval must be found to be consistent with all applicable elements of the Regional Plan package prior to approval.

Staff will begin this item with a brief presentation. Please contact Andrew Strain at (702) 588-4547 if you have any questions or comments regarding this matter.

1/29/93
FIVE YEAR LIST OF ADDITIONAL RECREATION FACILITIES, 1993-1997

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III. Projects Not Requiring PACT Allocations

A. New Projects

1. Alpine Meadows, Ray's Rut Ski Trail Improvement
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19. North Tahoe Public Utility District/Kings Beach
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25. Tahoe City Public Utility District 64-Acre Tract
    Restrooms
26. Tahoe Keys Marina Improvements
27. USDA Forest Service Fallen Leaf Bicycle Trail
28. USDA Forest Service Spooner Winter Sports Center

B. Previously Listed Projects

1. California Department of Parks and Recreation Sugar Pine Day Use Improvement
2. California Tahoe Conservancy Sandy Beach Improvements
3. El Dorado County Department of Parks and Recreation
   Golden Bear Park
4. Incline Village Dorcey Drive Neighborhood Park
5. Incline Village Loma Court Neighborhood Park
6. Incline Village General Improvement District
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12. Nevada Division of State Parks Sand Harbor Information
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15. North Tahoe Public Utility District Bicycle Trail
16. North Tahoe Public Utility District Kings Beach
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26. North Tahoe Public Utility District
27. Tahoe City Public Utility District Truckee River
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28. Tahoe Racquet Club Improvements
29. USDA Forest Service Angora Trailhead Rehabilitation
30. USDA Forest Service East Shore Beach Trailhead/Trails
31. USDA Forest Service Hell Hole Loop Trail
32. USDA Forest Service Kiva Picnic Area Rehabilitation, Master Plan
33. USDA Forest Service Lake Tahoe Visitor Center and Stream Profile Chamber Rehabilitation - Phase II
34. USDA Forest Service Rabe Meadow Interpretive Trail
35. USDA Forest Service Tahoe Rim Trail, Segments 5, 6, 7, 8, 9, 13, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26 and 27.

IV. Appendices

A. TRPA Code Subsection 13.5.L and Section 33.6 (provides Five Year List requirements)
B. Mailing list
C. Projects submitted but not eligible to be listed
D. Projects proposed but not required to be listed
I. INTRODUCTION

A. Purpose of the List

The purpose of the Five Year Recreation List is to implement the Recreation thresholds of the Regional Plan for the Lake Tahoe Basin: Goals and Policies shown below.

"It shall be the policy of the TRPA Governing Body in development of the Regional Plan to preserve and enhance the high quality recreational experience including preservation of high-quality undeveloped shorezone and other natural areas. In developing the Regional Plan, the staff and Governing Body shall consider provisions for additional access, where lawful and feasible, to the shoresone and high quality undeveloped areas for low density recreational uses."

"It shall be the policy of the TRPA Governing Body in development of the Regional Plan to establish and ensure a fair share of the total Basin capacity for outdoor recreation is available to the general public."

Further direction in the Recreation Element of the Goals and Policies states:

The three Subelements considered under Recreation are dispersed Recreation, Developed Recreation, and Urban Recreation. Together, the goals and policies of these Subelements are expected to achieve the intent of the thresholds over the life of the Plan by ensuring that recreational opportunities keep pace with public demand, that recreational facilities remain high on the development priority list, and that the quality of the outdoor recreational experience will be maintained.

The direction and requirements of the goals and policies are further defined by the Code in Chapter 13, Plan Area Statements and Chapter 33, Allocation of Development (found in Appendix A).

The list of anticipated recreation facilities is prepared for coordination and planning purposes. Projects which are required to be on the list must be on the list prior to TRPA project approval. This recreation list does not constitute in any way a project approval. Inclusion in the list of any project does not exempt the project from any aspect of project review or compliance with the Regional Plan.
B. Preparation of the List

The Five Year Recreation List is prepared as follows:

1. A mailing list was prepared of all known agencies that might have responsibility for providing public recreation facilities which would be eligible for listing. Private parties who had indicated an interest in providing public recreation facilities eligible for listing were also included.

2. An information packet and an application form were mailed to each entity listed. The application form consisted of a questionnaire designed to elicit the information about the project. TRPA staff followed up with phone calls and consulted with applicants as needed. Site plans and construction drawings were not necessary and not requested. Project specific information is submitted as part of the project review process.

3. The information received is reviewed by staff and checked for basic consistency with the Regional Plan. During the project review process, staff must make specific findings regarding consistency with the applicable Code sections, Compact Article V(q), and the outdoor recreation targets. The level of detailed information necessary to make the specific findings is only provided during project review at which time the findings are made.

Projects for which there is insufficient information to support the findings or for which the findings cannot be made because of conflicts with the Regional Plan are listed in Appendix C. This list results from the fact that many projects are being proposed which are several years from construction, and plans are not yet firm enough to generate information to pass the Section 33.6 tests. TRPA staff will work with project proponents to help them to develop the necessary information or resolve conflicts.

The list in Appendix C is for informational purposes and facilitates long range coordination, but it is not required and has no official standing. Without this list, there would be little information on future projects since projects are only required to be on the list the year in which the application will be filed.

4. Projects which are exempt from listing because they have TRPA approved master plans or require master plans are listed in Appendix D, as are minor recreation projects which do not require listing because they are not "additional recreation" facilities as defined in 33.6A(2) adopted in November, 1988 by the Governing Board. This information is not required and has no official standing. It is included only to facilitate coordination.
5. Copies of the draft five year list were mailed to the project proponents for review and to the APC for consideration. Based on the APC recommendations, the list is submitted to the TRPA Governing Board for review and approval.

C. The following information is completed for each Five Year List entry:

Type of Use: The projects are classified according to the Table of Primary Uses listed in Subsection 18.3.V., Recreation, and defined in Chapter 18 of the Code.

Project Title: A reference name for the project (e.g., El Dorado Beach Boat Ramp).

Description and Need: A brief description of the project, its scale, objectives and specific elements.

PAS: The number and name of the applicable plan area statement.

Location: A brief location description and/or physical address. Since many recreation projects are in areas where there are no addresses, APNs, or geographic descriptions were provided (e.g., Rim Trail segments).

Applicant: The project sponsor (e.g., Nevada Division of State Parks).

Construction Year: The year in which the applicant proposes to begin construction.

PAOT Need: An estimate of the PAOT allocation the project will need, if applicable.

Eligibility Findings: The following findings approve a project:

There is a need for the project: Demonstration of project need for a project can be determined in several ways. For entities which prepare a capital improvement or facilities master plan the project is included in such a plan. Need may be based on public demand as evidenced by the rate of use of existing facilities, public surveys or hearings, requests by prospective users, compliance with recreational or park development standards, economic studies, community plan development, or the need to correct existing problems. Staff also considered the project's potential to implement the Recreation Element of the Goals and Policies.

The project complies with the Goals and Policies, the applicable Plan Area Statement, and the Code: All applicants were requested to review the applicable Plan Area Statement in which the project was located to determine consistency with such items as location.
permissible use(s), special policies, densities and PAOT allocations. Project-specific findings of consistency with applicable portions of the Code and Goals and Policies could not be made at this time, however, must be made by TRPA prior to project approval.

The project is consistent with TRPA 20-year targets for outdoor recreation: The targets for outdoor recreation are 6,114 people at one time ("PAOT") in overnight facilities, 6,761 PAOT in summer day use facilities, and 12,400 PAOTs in winter day use facilities. Allocations are set forth in the Plan Area Statements and the pools of reserved PAOT capacity. Subsection 33.6.B specifies how PAOT capacity will be allocated.

Where the project is subject to PAOT limitation, staff evaluated the project's PAOT needs against the PAOTs available for allocation in either the PAS or the PAOT pools. Where the project is not subject to PAOT limitation, staff reviewed the record to determine if the number of people involved is consistent with the Regional Plan Recreation Element (e.g., urban parks and recreation which do not use PAOTs). The specific finding will be made prior to project approval.

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. The project's recreational service capacity is defined in Chapter 2 as its ability to accommodate the number of people engaged in the activity for which the facility was intended. Applicants were sent a copy of the Article V(g) Findings and advised to review each project against it, especially those proposed for the upcoming year. Based on the lack of specific information available at this level of review, applicants were advised that the V(g) Findings would be made prior to project approval.
II. PROJECTS REQUIRING PAOT ALLOCATIONS

A. NEW PROJECTS
Type of Use: Group Facility

Project Title: Echo Creek Ranch II

Description and Need: Develop a group facility for organized groups at an existing developed site (previous commercial use) along Highway 50 near Meyers, CA. The facility would include a dormitory style lodge and offer on and off-site recreation activities.

PAS: 136 - KOA/Rainbow

Location: 804 U. S. 50 Meyers, CA

Applicant: Echo Creek Ranch LTD.

Construction Year: 1993 PACT Need: 44 Overnight (Overnight Pool)

Eligibility Findings:

There is a need for the project: The site is owned and operated by a property management and tourist accommodation booking agency. They are often queried about the availability of group recreation facilities. By virtue of the number of direct inquiries for a private facility offering organized recreation and overnight accommodations to groups, they have determined there is an unmet need for facilities of this type.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Developed Campground

Project Title: Upper Truckee Campground

Description and Need: The project will consist of a developed campground providing overnight sites for tent camping, trailers and campers arriving by motorized vehicles. Most sites will have locations for tents and some sites will have barbecue facilities.

PAS: 119 - Country Club Meadow

Location: 2101 Highway 50 between Meyers and South Lake Tahoe, CA

Applicant: Western Management Services

Construction Year: 1993-94

FACT Need: 504 Overnight (overnight pool)

Eligibility Findings:

There is a need for the project: It has been demonstrated that there is a need for the project by direct inquiry to existing developed campgrounds. The TRPA Recreation Goals and Policies identifies a shortage of recreational facilities in the Tahoe Basin, specifically developed campgrounds.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Off-Road Vehicle Course

Project Title: USDA Forest Service Off-Highway Vehicle Trail System

Description and Need: Construct approximately five miles of new general use motorized trails to accommodate motorcycles and all-terrain vehicles. This action would take place pending approval of the Forest Service OHV/ORV Master Plan.

PAS: 095 - Trout/Cold Creek

Location: South and east of Pioneer Trail near the existing Fountain Place Road and Saxon Creek Trail.

Applicant: USDA Forest Service

Construction Year: 1994-97

PACT Need: 30 Summer Day Use

Eligibility Findings:

There is a need for the project: The 1988 Land and Resource Management Plan identifies the need to construct integrated OHV/ORV trails in this area.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 5 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
III. PROJECTS NOT REQUIRING PACT ALLOCATIONS

A. NEW PROJECTS
Type of Use: Downhill Ski Facilities

Project Title: Alpine Meadows, Ray’s Rut Ski Trail Improvement

Description and Need: Stabilize and improve the existing Ray’s Rut Ski Trail which connects the Weasel Pass/Lakeview area with the Sherwood Bowl and lift in Ward Valley. Add snowmaking to the trail to increase its use in low snow conditions. No net increase in skier capacity or increase in trail area is proposed as part of the project.

PAS: 166 - Upper Ward Valley

Location: Alpine Meadows Ski Area

Applicant: Alpine Meadows Ski Corporation

Construction Year: 1994

PACT Need: None as proposed

Eligibility Findings:

There is a need for the project: The improvements are needed to increase safety of skiers using the trail to access Ward Valley (Sherwood chair). The need for this project is especially evident during the early and/or latter stages of the ski season when snowpack is thin. During the last six winters the need for safe access on the trail has been continual throughout the ski season.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Downhill Ski Facilities

Project Title: Alpine Meadows Scott Meadow Water Well Development

Description and Need: Develop a water well(s) and pumping facilities to supply water for snowmaking at the ski area

PAS: 166 - Upper Ward Valley

Location: Scott Meadow at the Alpine Meadows Ski Area

Applicant: Alpine Meadows Ski Corporation

Construction Year: 1/94 FACT Need: N/A

Eligibility Findings:

There is a need for the project: Lack of snow in recent years especially in the early season (Thanksgiving to Christmas) necessitates the installation of this system to allow Alpine to operate.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Downhill Ski Facilities (Accessory Use)

Project Title: Alpine Meadows Sherwood Snack Shack

Description and Need: Construct and operate a small food service facility with restrooms, outdoor decks, sewer and water connections. The facility would be used during the ski season when the Sherwood lift is operating.

PAS: 166 - Upper Ward Valley

Location: Alpine Meadows Ski Area

Applicant: Alpine Meadows Ski Corporation

Construction Year: 1993

Eligibility Findings:

There is a need for the project: The location of the proposed food service facility is remote from the main lodge and the other existing on-mountain food facility. The terrain in this area is very popular with skiers who would use the services without returning to the base area.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

III-A-3
Type of Use: Downhill Ski Facilities

Project Title: Alpine Meadows Snowmaking System: Lakeview and Sherwood Areas

Description and Need: Install snowmaking lines to the Lakeview and Sherwood areas

PAS: 166 - Upper Ward Valley

Location: Alpine Meadows Ski Area

Applicant: Alpine Meadows Ski Corporation

Construction Year: 1994

Eligibility Findings:

There is a need for the project: Lack of snow in recent years especially in the early season (Thanksgiving to Christmas) necessitates the installation of this system to allow Alpine to operate.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Downhill Ski Facilities

Project Title: Alpine Meadows Summer Maintenance Road: Scott Area to Lakeview Area

Description and Need: Construct a summer maintenance road to access the top of the Lakeview lift and extend the snowmaking system. The road will also be used during the ski season by skiers returning from the Lakeview area to the base lodge.

PAS: 166 - Upper Ward Valley

Location: Alpine Meadows Ski Area

Applicant: Alpine Meadows Ski Corporation

Construction Year: 1993       PACT Need: N/A

Eligibility Findings:

There is a need for the project: The road is needed to: (1) facilitate extension of snowmaking system to the Lakeview and Sherwood areas; (2) improve safety for intermediate skiers off-loading Lakeview chair and desiring an easier and safer route to return to the Lodge/base area; and (3) provide vehicle access to the top terminal of Lakeview chair.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Downhill Ski Facilities

Project Title: Alpine Meadows Weasel Chairlift Replacement

Description and Need: Replace the existing Weasel lift with a modern, safer lift in the same location. No net increase in the lift’s uphill capacity is proposed as part of the project.

PAS: 166 - Upper Ward Valley

Location: Alpine Meadows Ski Area

Applicant: Alpine Meadows Ski Corporation

Construction Year: 1993

PACT Need: None as proposed

Eligibility Findings:

There is a need for the project: Alpine Meadows needs to replace this heavily used and aged piece of machinery with an updated and safer lift. In addition to lift improvements, newer and safer on-load and off-stations will be constructed. The on-loading area begins outside the Tahoe Region, however, the off-load area is within TRPA’s jurisdiction. No net increase in the lift’s uphill capacity is proposed as part of the project. Any net increase in uphill capacity would require an allocation of Winter Day Use PACTs and prior approval of a ski area master plan.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Downhill Ski Facilities

Project Title: Alpine Meadows Winter Skier Traverse

Description and Need: Construct a new skier traverse to facilitate skier circulation during the ski season allowing skiers to traverse from the top of the Scott Lift to the top of Lakeview lift area (Mountain View trail). The traverse would be a graded road constructed during the summer.

PAG: 166 - Upper Ward Valley

Location: Alpine Meadows Ski Area

Applicant: Alpine Meadows Ski Corporation

Construction Year: 1993

FACT Need: N/A

Eligibility Findings:

There is a need for the project: Good ski conditions can exist in the Lakeview area on groomed ski runs with only two to three feet of snowpack. These runs often cannot be accessed, however, due to the rough terrain between the Scott Lift and Lakeview area. Alpine Meadows desires to create a safe traverse between the two. Currently, this can only be done with 6 to 8 feet of snowpack. With the skier road, skiers will be able to get to the Lakeview area and Alpine will avoid disturbing the soil by trying to construct the snow road without adequate snowpack.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Riding and Hiking Trails

Project Title: California Department of Parks and Recreation
Emerald Bay State Park Lakeside Trail

Description and Need: Reconstruct and improve a lakeside trail and trail
bridge at Emerald Bay State Park. The trail will connect the Eagle Point
Campground with Vikingsholm.

PAS: 146 - Emerald Bay

Location: Emerald Bay

Applicant: California Department of Parks and Recreation

Construction Year: 1993

PACT Need: N/A

Eligibility Findings:

There is a need for the project: The existing informal trail is in need of
improvements for user safety, erosion and water quality protection. It may
incrementally reduce vehicle trips with the already congested Emerald Bay
area. The need for the project is identified in the Emerald Bay State Park
General Development Plan.

The project shall comply with the Goals and Policies, applicable Plan Area
Statements, and the Code: As proposed, the project is a permissible use in
the Plan Area Statement. Prior to project approval, the proponent must demon-
strate and TRPA must find, that the project is consistent with the Regional
Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recre-
atation: Prior to project approval, the proponent must demonstrate, and TRPA
must find, that the project is consistent with the Regional Plan 20-year tar-
gets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the
Compact as set forth in Chapter 6 as they are applicable to the project’s
service capacity: Considering the project’s service capacity in terms of (1)
impacts on traffic and transportation, (2) energy consumption, (3) demand on
sewer and water, (4) occupancy, and (5) similar measures of service capacity,
the project shall be found to be consistent with the Regional Plan Goals and
Policies, the Code of Ordinances, and the attainment and maintenance of thres-
holds and applicable air and water quality standards prior to approval by
TRPA. The project shall not have a significant adverse effect on Regional
VMT, traffic congestion, energy consumption, or demand on sewer and water
facilities. The change in service capacity, if any, shall be consistent with
the disclosure of environmental impacts identified in the EISs on the Regional
Plan package and shall not adversely affect implementation of compliance mea-
sures necessary to attain and maintain environmental thresholds and applicable
water and air quality standards.
Type of Use: Golf Course (Accessory Use)

Project Title: California Department of Parks and Recreation
Lake Valley State Recreation Area Restrooms

Description and Need: Construct two public restroom buildings at the existing Lake Tahoe Golf Course. The restrooms will replace existing chemical toilets located on the golf course.

PAS: 119 - Country Club Meadow

Location: Lake Valley State Recreation Area, Meyers, California

Applicant: California Department of Parks and Recreation

Construction Year: 1997

Eligibility Findings:

There is a need for the project: Permanent restrooms connected to the sewer system will replace existing portable toilets. The need for the project is identified in the 1988 Lake Valley State Recreation Area General Plan.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Beach Recreation

Project Title: California Tahoe Conservancy Carnelian Bay Picnic Area

Description and Need: Provision of five picnic tables on unimproved lakefront parcel. Public parking is presently provided on adjacent parcels.

PAS: 017 - Carnelian Bay, a community plan area

Location: Highway 28 near Sierra Boat Company, Placer County, CA

Applicant: California Tahoe Conservancy

Construction Year: 1993

Eligibility Findings:

There is a need for the project: Plan area Special Policy #1 identifies the need for upgrade and expanded public lake access. The North Tahoe PUD Parks and Recreation survey identifies additional lake access and picnic facilities as a priority.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

III-A-10
Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process. The North Tahoe Community Plan is expected to be adopted by TRPA prior to commencement of project construction.
Type of Use: Day Use Area

Project Title: California Tahoe Conservancy Kings Beach Recreational
Enhancement Project

Description and Need: Construction of pedestrian plaza and beach related
recreational amenities including landscaping, curb and gutter and sidewalk.

PAS: 029 - Kings Beach Commercial, a community plan area

Location: Southwest corner of Highway 28 and Coon Street, Kings Beach
(between existing boat ramp and Kings Beach State Recreation
Area)

Applicant: California Tahoe Conservancy

Construction Year: 1993-94

PAOT Need: N/A

Eligibility Findings:

There is a need for the project: The draft North Tahoe Community Plan
identifies the need for a public open space in this area. The North Tahoe
PUD Park and Recreation survey identifies additional beach recreation and
access as a priority.

The project shall comply with the Goals and Policies, applicable Plan Area
Statements, and the Code: As proposed, the project is a permissible use in
the Plan Area Statement. Prior to project approval, the proponent must demon-
strate and TRPA must find, that the project is consistent with the Regional
Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recre-
ation: Prior to project approval, the proponent must demonstrate, and TRPA
must find, that the project is consistent with the Regional Plan 20-year tar-
gets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the
Compact as set forth in Chapter 5 as they are applicable to the project’s
service capacity: Considering the project’s service capacity in terms of (1)
impacts on traffic and transportation, (2) energy consumption, (3) demand on
sewer and water, (4) occupancy, and (5) similar measures of service capacity,
the project shall be found to be consistent with the Regional Plan Goals and
Policies, the Code of Ordinances, and the attainment and maintenance of thresh-
holds and applicable air and water quality standards prior to approval by TRPA.
The project shall not have a significant adverse effect on Regional VMT,
traffic congestion, energy consumption, or demand on sewer and water facili-
ties. The change in service capacity, if any, shall be consistent with the
disclosure of environmental impacts identified in the EISs on the Regional
Plan package and shall not adversely affect implementation of compliance mea-
sures necessary to attain and maintain environmental thresholds and applicable
water and air quality standards.
Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process. The North Tahoe Community Plan is expected to be adopted by TRPA prior to commencement of project construction.
Type of Use: Day Use Area

Project Title: California Tahoe Conservancy Upper Truckee River Bridge SEZ Restoration and River Access

Description and Need: Restoration of disturbed and compacted SEZ adjacent to Upper Truckee River; provision of 10 parking spaces for river access; stabilization of eroding riverbank.

PAS: 119 - Country Club Meadow

Location: Corner of U.S. 50 and Elks Club Drive, El Dorado County, CA

Applicant: California Tahoe Conservancy

Construction Year: 1993-94

PACT Need: N/A

Eligibility Findings:

There is a need for the project: PAS Special Policies #2 and #5 encourage restoration of disturbed SEZ lands and provisions of improved river access for fishing in the plan area.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Participant Sports Facility

Project Title: City of South Lake Tahoe Skateboard Ramp

Description and Need: Construct an approximately 2,500 square foot skateboard park at the existing city recreation complex

PAS: 098 - Bijou/Al Tahoe, a Community Plan area

Location: 1180 Rufus Allen Boulevard, South Lake Tahoe, CA

Applicant: City of South Lake Tahoe

Construction Year: 1993-94

FACT Need: N/A

Eligibility Findings:

There is a need for the project: The City has identified the need for a skateboard park facility based on the recommendations of a community recreation task force.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process. The Bijou/Al Tahoe Community Plan has been delayed due to insufficient funding. It is unreasonable to withhold approval of a minor addition to an existing recreation complex based on completing this community plan.
Type of Use: Beach Recreation

Project Title: City of South Lake Tahoe Ski Run Beach Access

Description and Need: Develop a public beach and public parking at the Ski Run Marina and hotel redevelopment site. The facility will include 150 to 200 linear feet of public beach on Lake Tahoe and a two to three-acre passive open space park.

PAS: 091 - Ski Run, a redevelopment and community plan area

Location: Ski Run Boulevard and U.S. Highway 50, South Lake Tahoe, CA

Applicant: City of South Lake Tahoe

Construction Year: 1993-95

PACT Need: N/A

Eligibility Findings:

There is a need for the project: The City's adopted a Redevelopment Plan and the preliminary Stateline/Ski Run Community Plan both identify this location to provide additional public lake access. TRPA Code Chapter 15, Redevelopment Plans, requires provision of public beach as a condition of Redevelopment Plan and project approval.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 5 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process. The Stateline/Ski Run Community Plan is expected to be adopted by TRPA prior to commencement of construction.
Type of Use: Participant Sports Facility

Project Title: Douglas County Parks Department Zephyr Cove Park Tennis Courts Expansion

Description and Need: Two new tennis courts added to the existing four courts at Zephyr Cove Park.

PAS: 066

Location: Zephyr Cove Park, Douglas County, NV

Applicant: Douglas County Parks Department

Construction Year: 1993

Eligibility Findings:

There is a need for the project: Need for the project determined based on the Douglas County Five Year Development Plan.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Participant Sports Facility

Project Title: Incline Village Covered Tennis Courts

Description and Need: Construct four new covered tennis courts adjacent to the existing outdoor courts at the IVGID Tennis Complex

PAS: 048 - Incline Village Tourist, a community plan area

Location: 960 Incline Way, Incline Village, NV

Applicant: Incline Village General Improvement District

Construction Year: 1995

Eligibility Findings:

There is a need for the project: The IVGID Parks and Recreation Master Plan identifies the need for additional covered tennis courts in Incline Village.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(c) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: The Incline Village Tourist Community Plan is expected to be approved by TRPA prior to the commencement of project construction.
Type of Use: Participant Sports Facilities

Project Title: Incline Village Ice Skating Area

Description and Need: Construct a 5,000 square foot outdoor ice skating arena at the existing IVGID Recreation Center

PAS: 048 - Incline Village Tourist, a community plan area

Location: 980 Incline Way, Incline Village, NV

Applicant: Incline Village General Improvement District

Construction Year: 1995  
FACT Need: N/A

Eligibility Findings:

There is a need for the project: The IVGID Parks and Recreation Master Plan identifies the need for an ice skating facility in Incline Village.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: The Incline Village Tourist Community Plan is expected to be approved by TRPA prior to commencement of project construction.
Type of Use: Boat Launching Facilities

Project Title: Nevada Division of State Parks, Cave Rock Boat Launch Rehabilitation

Description and Need: Boat ramp and pier extension and repair; extension of breakwater

PAS: 062

Location: Lake Tahoe Nevada State Park: Cave Rock Unit

Applicant: Nevada Division of State Parks

Construction Year: 1993  PAOT Need: No additional PAOTs required for the project as described

Eligibility Findings:

There is a need for the project: Need for the project determined based on the Lake Tahoe Nevada State Park Master Development Plan and low-water conditions.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 5 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Outdoor Recreation Concessions

Project Title: North Tahoe Public Utility District/Kings Beach State Recreation Area Concessions

Description and Need: Provide concession for recreation area uses which rents equipment, provides information and sign-ups at the existing Kings Beach State Recreation area.

PAS: 029 - Kings Beach Commercial, a community plan area

Location: 7860 North Lake Boulevard, Kings Beach, CA

Applicant: North Tahoe Public Utility District

Construction Year: 1993

 Eligibility Findings:

There is a need for the project: The need for the project has been identified by the North Tahoe Recreation and Parks Master Plan.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process. The North Tahoe Community Plan is expected to be approved by TRPA prior to commencement of project construction/operation.
Type of Use: Outdoor Recreation Concessions

Project Title: North Tahoe Public Utility District/North Tahoe Beach Center Concessions

Description and Need: Provide a recreation concession for recreation uses which rents equipment, provides information and sign-ups at the existing North Tahoe Beach Center.

PAS: 029 - Kings Beach Commercial, a community plan area

Location: Kings Beach State Recreation Area, Kings Beach, CA

Applicant: North Tahoe Public Utility District

Construction Year: 1993

FACT Need: N/A

Eligibility Findings:

There is a need for the project: The need for the project has been identified by the North Tahoe Recreation and Parks Master Plan.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process. The North Tahoe Community Plan is expected to be approved by TRPA prior to commencement of project construction/operation.
Type of Use: Cross-Country Ski Courses

Project Title: Ski Homewood/Quail Creek Cross-Country Ski Course

Description and Need: Construct and operate cross-country ski course on Ski Homewood and Tahoe City PUD lands.

PAS: 152 - McKinny Lake (Conservation) and 157 Homewood/Tahoe Ski Bowl (Recreation)

Location: 5145 West Lake Boulevard, Homewood (Base Facility)

Applicant: Ski Homewood

Construction Year: 1993-94

PAOT Need: N/A

Eligibility Findings:

There is a need for the project: The facility would implement long-range plans of both Ski Homewood and Tahoe City PUD.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Downhill Ski Facilities

Project Title: Ski Homewood Relocation of Existing Ski Bowl T-bar Ski Lift

Description and Need: Relocate the existing ski bowl T-bar ski lift located at the south end of the existing ski area. No change in PAOT capacity is included as part of this project.

PAS: 157 - Homewood/Tahoe Ski Bowl

Location: 5145 West Lake Boulevard, Homewood, CA

Applicant: Ski Homewood

Construction Year: 1993

PAOT Need: None as proposed

Eligibility Findings:

There is a need for the project: The existing uphill capacity of the lift can be more effectively utilized in a different location now that the former Tahoe Ski Bowl and Homewood ski area have been merged and are jointly operated.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Downhill Ski Facilities

Project Title: Ski Homewood Snowmaking System

Description and Need: Construct and operate a snowmaking system at the existing ski area. A portion of the system is already in place (primarily water lines).

PAS: 157 - Homewood/Tahoe Ski Bowl

Location: 5145 W. Lake Boulevard, and 101 Tahoe Ski Bowl Way, Homewood, CA

Applicant: Ski Homewood

Construction Year: 1993-94

Eligibility Findings:

There is a need for the project: Given recent weather conditions (low snow years), snowmaking is necessary for Ski Homewood to maintain economic viability and a competitive position with other ski areas already using snowmaking.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
**Type of Use:** Day Use Areas, Outdoor Recreation Concessions/Riding and Hiking Trails

**Project Title:** Ski Homewood Summer Activities

**Description and Need:** Proposed summer use activities at the existing ski area include mountain biking, hiking, fishing, children's activities and associated food and beverage sales.

**PAS:** 157 - Homewood/Tahoe Ski Bowl

**Location:** 5145 W. Lake Boulevard, Homewood, CA

**Applicant:** Ski Homewood

**Construction Year:** 1993  
**PAOT Need:** N/A

**Eligibility Findings:**

**There is a need for the project:** Many of the proposed activities have previously been conducted at Ski Homewood. Ski Homewood desires to better manage and conduct the uses as part of its year-round operations.

**The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code:** As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

**The project shall be consistent with TRPA 20-year targets for outdoor recreation:** Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

**The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity:** Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Day Use Area (Accessory Use)

Project Title: Tahoe City Public Utility District 64-Acre Tract Restrooms

Description and Need: Construction of restroom facility to serve day users and river rafters within the park.

PAS: 174 - 64-Acre Tract

Location: California Highway 89 in Tahoe City

Applicant: Tahoe City Public Utility District

Construction Year: 1995  
PAOT Need: N/A

Eligibility Findings:

There is a need for the project: The need for restrooms is based on the existing use of the site by day visitors, cyclists and river rafters. There is presently no on-site restroom facility.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Marina, Day Use Area

Project Title: Tahoe Keys Marina Improvements

Description and Need: Widen the existing east channel harbor entrance; construct trailer parking area, dredge retention basin and visual screening berm; relocate existing bicycle path on Venice Drive; add additional public parking area.

NOTE: Tahoe Keys Marina and Cove East lands are included as part of the Cove East litigation settlement agreement. Any project which is developed from this 5 year listing shall be consistent and in accordance with the terms of the agreement.

PAS: 102 - Tahoe Keys

Location: Tahoe Keys Marina, 2435 E. Venice Drive, South Lake Tahoe, CA

Applicant: Tahoe Keys Marina/Dena Ewing-Stratford Associates

Construction Year: 1993

PAOT Need: None as proposed

Eligibility Findings:

There is a need for the project: East channel widening is needed to improve boat visibility within the channel. The trailer parking and berm area will provide needed trailer parking. The retention basin will be used for dredging disposal. Additional public parking will provide additional public lake access.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and
Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Project Title: USDA Forest Service Fallen Leaf Bicycle Trail

Description and Need: Construct approximately 5.1 miles of new bicycle trail to connect to the existing Pope-Baldwin Bicycle Trail. The segment would create a loop trail and provide shoreline access to Fallen Leaf Lake.

PAS: 129 - Fallen Leaf North

Location: Fallen Leaf Lake - Camp Richardson area (generally south of Highway 89)

Applicant: USDA Forest Service

Construction Year: 1993-94

Eligibility Findings:

There is a need for the project: The 1988 Land and Resource Management Plan identifies the trail as a recreation capital improvement need. The existing Pope-Baldwin Bicycle Trail segment is 3.3 miles in length, and is very heavily used throughout the summer months. It "deadends" at Spring Creek, meaning users must double back on the same path or risk riding on Highway 89. This project will reduce this congestion, encourage non-motorized travel, and add a significant new recreation opportunity to this popular area.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(f) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.
Type of Use: Cross-Country Ski Course/Snowmobile Course

Project Title: USDA Forest Service Spooner Winter Sports Center

Description and Need: Develop a winter sports complex at the existing Spooner Summit Fire Station. The facility would include cross-country ski track, snow play area, snowmobile staging and parking area.

PAS: 057 - Spooner Lake

Location: U.S. Highway 50 and Nevada Highway 28 at the Spooner Summit Fire Station

Applicant: USDA Forest Service

Construction Year: 1994

Eligibility Findings:

There is a need for the project: The need for the coordinated facility was identified in the 1988 Land and Resource Management Plan.

The project shall comply with the Goals and Policies, applicable Plan Area Statements, and the Code: As proposed, the project is a permissible use in the Plan Area Statement. Prior to project approval, the proponent must demonstrate and TRPA must find, that the project is consistent with the Regional Plan Goals and Policies and the Code of Ordinances.

The project shall be consistent with TRPA 20-year targets for outdoor recreation: Prior to project approval, the proponent must demonstrate, and TRPA must find, that the project is consistent with the Regional Plan 20-year targets for outdoor recreation.

The project shall meet the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project shall be found to be consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards prior to approval by TRPA. The project shall not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, shall be consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and shall not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

III-A-28

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APPENDIX A

TRPA CODE EXCERPTS REGULATING ADDITIONAL RECREATION CAPACITY
13.5.L Additional Developed Outdoor Recreation: Each plan area statement shall specify the amount of additional recreational capacity subject to the PACT allocations pursuant to Subsection 33.6.B permissible within that plan area. Additional recreational capacity shall be measured in people at one time (PACT). Additional recreational capacity beyond that amount specified in the plan area statements may be drawn from pools reserved for summer day uses or overnight uses. Such reserved capacity shall be allocated upon permit approval by TRPA or may be allocated to a specific plan area pursuant to 13.7.A. Allocations shall be consistent with the targets for outdoor recreation set forth in 33.6.A. (4) (c). The pools of reserved recreation capacity shall consist of 1,000 overnight PACT and 6,761 summer day use PACT. Other recreation capacity may be specified as appropriate.

33.6 Regulation Of Additional Recreation Facilities: TRPA shall regulate the rate and distribution of additional recreation as follows:

33.6.A Requirement For Appearance On List Of Additional Recreation Facilities: No person shall construct a project or commence a use, which creates additional recreation capacity, unless the project, or use appears on the list of additional recreation prescribed by this Subsection. In order to construct the recreation project or commence the 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 are eligible for inclusion on the list of additional recreation.

(2) Definition Of "Additional Recreation": 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 PACT capacity. (See Subsection 13.5.L.) The conversion of an existing non-recreational use to a use constituting a recreation facility is additional recreation subject to this chapter. The following are not "additional" recreation facilities:
(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 facilities 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 ensuing five-year period. 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 people 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, or the pools of reserved PAOT capacity;
(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.
33.6.B Allocation of Additional Recreation PAOTs: No person shall construct a project or commence a use which requires additional PAOTs without first receiving an allocation approved by TRPA. In order to construct the recreation project or commence the additional recreation use, the person proposing same shall comply with all other applicable provisions of this code.

(1) Applicable Recreation Uses: The following recreation uses are subject to PAOT allocation consistent with the PAOT standards set forth in subparagraph 33.6.B(2).

(a) Summer Day Use: Additional summer day use capacity shall be subject to PAOT allocations as follows:
   (i) Uses subject to summer day use PAOT allocation include marinas and boat launching facilities, rural sports, golf courses, visitor information centers, and off-road vehicle courses.
   (ii) Recreation centers, participant sport facilities, sport assembly, beach recreation, and day use areas, operated by the states' Departments of Parks and Recreation or by federal agencies or their permittees shall be subject to summer day use PAOT allocation.

(b) Winter Day Use: Additional winter day use capacity shall be subject to PAOT allocation as follows:
   (i) Uses subject to winter day use allocation include all downhill ski facilities.

(c) Overnight Use: Additional overnight use capacity shall be subject to PAOT allocation as follows:
   (i) Uses subject to overnight PAOT allocation include developed campgrounds, group facilities, and recreational vehicle parks.

(2) Definition Of Additional PAOTs: A PAOT 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 the design capacity of a facility or increases the overall primary recreational use in the area of a project subject to PAOT limitation, (see Subsection 13.5.L.). The conversion of an existing recreation use not requiring PAOTs to a use which does constitute additional PAOTs. The following are not "additional" PAOTs:
(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 facilities through a transfer approved by TRPA pursuant to Chapter 34; or

(d) Dispersed recreation.

(3) Maximum Amount and Distribution of PAOT Allocations: A maximum amount of recreational PAOT capacity is targeted and permitted for development from January 1, 1987 to December 31, 2006. TRPA shall keep a cumulative accounting of recreation allocation in people at one time (PAOT) as applicable.

(a) General: PAOT capacity shall apply to the primary recreational use of a facility.

(i) PAOT allocations shall not be issued except in connection with project approvals. The date of issuance of the allocation is the date the project is approved by TRPA. The PAOT allocation shall be set forth in the approval for the project.

(ii) An allocation for additional PAOTs shall not be transferred to, or otherwise used for, a project other than that for which it was approved. If the allocation is not used prior to the expiration of the permit for the project, it shall expire with the permit, and the recreation capacity represented by the allocation shall automatically return to the pool from which it originated.

(iii) TRPA shall monitor the issuance, use and expiration of allocations to assure compliance with this chapter, and shall make periodic reports to the public, through the Governing Board, as to the status of the allocations of PAOTs.

(iv) New developed cross country ski and snowmobile courses shall be encouraged where appropriate as seasonal adjuncts to existing or new summer day use or overnight facilities.

(b) Summer Day Use: Summer day use capacity shall be allocated and distributed as follows:
(i) There shall be a pool of 6,761 PAOT for summer day use facilities. A minimum of 2,000 of the summer day use PAOT pool shall be reserved for expansion of marinas and boat launching facilities.

(ii) PAOT allocation for expansion of marinas and boat launching facilities shall require approval of a master plan except as noted in Section 16.1.

(iii) PAOTs may be assigned to a plan area statement for future allocation.

(c) Winter Day Use: Additional winter day use capacity shall be allocated and distributed as follows:

(i) There shall be 12,400 winter day use PAOTs for downhill ski areas. All winter day use PAOTs shall be distributed in the plan area statements.

(ii) Expansion of use in downhill ski areas requires the adoption of a master plan pursuant to Chapter 16.

(d) Overnight Use: Additional overnight use capacity shall be allocated and distributed as follows:

(i) There shall be 6,114 PAOTs for overnight uses, of which 5,114 shall be distributed in the plan area statements. The remaining pool of 1,000 overnight PAOTs may be allocated to overnight uses meeting the criteria set forth in 33.6.A and 33.6.B (d) (ii) and which uses are located in plan areas where there are no PAOTs specified in the plan area or the amounts specified are insufficient for the proposed use.

(ii) To be eligible for overnight PAOT allocation from the pool, the project area must retain, or be restored to, a near natural state, include outdoor living amenities such as tables and fire pits, and offer access to outdoor recreational opportunities such as hiking trails, public beaches, and fishing.

(4) Other Recreational Facilities: Other permissible recreation facilities including riding and hiking trails, undeveloped campgrounds, outdoor recreation concessions and dispersed recreation support facilities shall be subject to Subsection 33.6.A, but shall not be subject to PAOT allocations.
APPENDIX B

FIVE YEAR RECREATION LIST
MAILING LIST
Tahoe Keys Marina
P. O. Box 2610
Reno, NV 89505

North Tahoe Marina
C/O Mr. Herb Obozer
P. O. Box 186
Homewood, CA 95718

Sunnyside Marina
C/O Mr. John Clauss
P. O. Box 12
Homewood, CA 95718

Timber Cove Marina
C/O Mr. Don Hodges
P. O. Drawer DV
So. Lake Tahoe, CA 95705

Tahoe Vista Marina
C/O Mr. A. G. Banford
P. O. Box 236
Tahoe Vista, CA 95732

Logan Shoals Marina
C/O Mr. Herman Strecker
P. O. Box 275
Glenbrook, NV 89413

Lakeside Marina
C/O Dan Theiman
P. O. Box 16920
So. Lake Tahoe, CA 95702

El Dorado Improvement Corp.
3601 Lake Tahoe Blvd.
So. Lake Tahoe, CA 96150

Karen Mullen
Washoe Co. Parks/Rec.
P. O. Box 11130
Reno, NV 89520

David Beeman
Tahoe Paradise Golf Course
P. O. Box 11376
Tahoe Paradise, CA 95708

Leslie Lewis
P. O. Box 1269
Kings Beach, CA 95719

North Tahoe Marina
P. O. Box 7740
Tahoe City, CA 95730

Tahoe City Golf Course
P.O. Box 226
Tahoe City, CA 95730

Elizabeth Russell
California Land Mgt.
P. O. Box 14000
So. Lake Tahoe, CA 96151

Sierra Preservation Council
Drawer BB
Tahoe City, CA 95730

Tracy Novak
Douglas County Parks
P. O. Box 218
Minden, NV 89423

Ari Makinen
Tahoe Paradise Winter Sports Center
P. O. Box 11521
Tahoe Paradise, CA 96155

Steve Teshara
Gaming Alliance
P. O. Box 6749
Stateline, NV 89449
APPENDIX C

LIST OF PROJECTS WITH INSUFFICIENT INFORMATION
APPENDIX C. LIST OF UPCOMING PROJECTS

Projects for which the required findings cannot be made based on the available information. The specific issue or problem is identified for each project.

1. Type of Use: Recreational Vehicle Park

Project Title: Elk Point RV Park and Recreation Complex

Description and Need: Facility would include RV spaces, hook-ups, restrooms, sports fields, recreation center, and manager’s quarters to serve demand in the area. It may be considered in the Douglas County Round Hill Community Plan and/or PAS amendment.

PAS: 070B -- Rabe

Location: Elk Point Road, Roundhill, NV

Applicant: Lawyers’ Title

Construction Year: 1993

PACT need: 364 Overnight

Issue/Problem: The proposed project is not a permissible use in the plan area.

2. Type of Use: Downhill Ski Facilities

Project Title: Ski Homewood Ellis Peak Snowcat Skiing

Description and Need: Ski Homewood would transport skiers outside the existing ski area to Snowcat to ski nearby Ellis Peak.

PAS: 152 -- McKinney Lake and 157 -- Homewood/Tahoe Ski Bowl

Location: Back country above Ski Homewood

Applicant: Ski Homewood

Construction Year: 1993 (proposed operation year)

PACT need: Undetermined (Winter Day Use)

Issue/Problem: This is an expansion of skiing terrain beyond the existing facility. A Ski Area Master Plan must first be prepared and approved by TRPA.
3. **Type of Use:** Downhill Ski Facilities

**Project Title:** Ski Homewood Ski Run Alteration: The Shaft

**Description and Need:** Regrade existing ski run known as The Shaft to create a flatter side slope thereby permitting novice/beginner level skiers to use it. The area to be regraded is approximately one-acre in size and is now rated for intermediate skiers.

**PAS:** 157 -- Homewood/Tahoe Ski Bowl

**Location:** 5145 West Lake Boulevard, Homewood, CA

**Applicant:** Ski Homewood

**Construction Year:** 1993

**PAOT need:** 15 Winter Day Use

**Issue/Problem:** The existing run is located in a high hazard/low capability district. Regrading land in these districts is generally prohibited. Allocation of additional Winter Day Use PAOTs would be required if the run is re-rated to a novice/beginner level based on TRPA’s Ski Area Master Plan Guidelines. An adopted Ski Area Master Plan must be in place prior to the allocation of additional Winter Day Use PAOTs.

4. **Type of Use:** Golf Course

**Project Title:** Lake Tahoe Golf Course Overflow Parking Lot Paving

**Description and Need:** Provide paved overflow parking for 40-50 vehicles at the Lake Tahoe Golf Course. Presently, the overflow parking is on a lawn area.

**PAS:** 119 -- Country Club Meadow

**Location:** Lake Tahoe Golf Course, Lake Valley State Recreation Area, Highway 50, Meyers, CA

**Applicant:** California Department of Parks and Recreation

**Construction Year:** 1994

**PAOT need:** Undetermined

**Issue/Problem:** Restoration and revegetation of the existing overflow parking area is a 1991 permit condition allowing expansion of the golf course club house.
5. **Type of Use:** Not determined (see Issue/Problem section below)

**Project Title:** Ponderosa Ranch Great Incline Tramway

**Description and Need:** Construct a new Incline Tramway Funicular Railroad and viewing platforms near the previous site of the historical Great Incline Tramway at the Ponderosa Ranch.

**PAS:** 054 -- Incline Village Industrial, a community plan area

**Location:** 100 Ponderosa Ranch Road, Incline Village, NV

**Applicant:** Ponderosa Ranch

**Construction Year:** 1994

**PACT need:** Not applicable

**Issue/Problem:** The project is located at the existing Ponderosa Ranch theme park which TRPA classifies as a commercial use (outdoor amusements). The project site is located almost exclusively on high hazard/low capability districts on which TRPA generally prohibits additional land disturbance or coverage. The applicant has not submitted enough information to support designation of this project as a recreation use.

6. **Type of Use:** Beach Recreation (Boat Ramp Accessory Use)

**Project Title:** North Tahoe Public Utility District Tahoe Vista Recreation Area Boat Ramp Improvements

**Description and Need:** Widen existing boat ramp to meet California Department of Boating and Waterways requirements.

**PAS:** 022 -- Tahoe Vista Commercial, a community plan area

**Location:** At the foot of National Avenue near Highway 28 in Tahoe Vista, CA

**Applicant:** North Tahoe Public Utility District

**Construction Year:** 1993-94

**PACT need:** Not applicable

**Issue/Problem:** The existing boat ramp is located in Shorezone Tolerance District 1. Boat ramps are not a permissible primary or accessory use in Shorezone Tolerance District 1. Expansions of this existing nonconforming use are prohibited by the TRPA Code.
APPENDIX D

PROJECT NOT REQUIRED TO BE ON THE RECREATION LIST
APPENDIX D. PROJECT NOT REQUIRED TO BE ON THE RECREATION LIST

The following are projects which are not required to be listed. Such projects include projects which have a TRPA approved master plan, projects pending which will require master plans or for which master plans are being prepared, and recreation related projects which do not meet the definition of additional recreation facilities. For coordination purposes, some projects which have had permits issued are also included.

1. **Type of Use:** Day Use Area (Accessory Residential Use)
   **Project Title:** Ski Incline
   **Description:** Sand Harbor Ranger Residence Renovation.
   **PAS:** 055 -- East Shore
   **Location:** Nevada Highway 28 at Sand Harbor
   **Applicant:** Nevada Division of State Parks
   **Construction Year:** 1993
   **PACTs Allocated:** Not applicable

2. **Type of Use:** Day Use Areas, Riding and Hiking Trails
   **Project Title:** Bijou Community Park
   **Description and Need:** Project will have picnic areas, play areas, and a handicapped accessible interpretive trail system. Wildlife and wetland areas will be restored, and holding ponds made. The City will build a passive recreation area or a place for community outdoor gatherings. The park has a TRPA-approved master plan.
   **PAS:** 101, Bijou/Al Tahoe
   **Location:** Al Tahoe Blvd., at Johnson Ave., South Lake Tahoe, CA
   **Applicant:** City of South Lake Tahoe, Parks and Recreation
   **Construction Year:** 1993-94
   **PACT need:** Not applicable
   **Update:** Landscaping is expected to be completed by 1994. The interpretive trail system is expected to be completed by 1995.
3. **Type of Use:** Day Use Areas, Riding and Hiking Trails, Developed Campgrounds

**Project Title:** Bayview Trailhead

**Description and Need:** Site redevelopment to relieve pressure on nearby facilities and reduce on-highway parking. Remove some camp spurs, realign trailhead parking, develop Emerald Bay vista point, and add interpretive signing. Relocate campsites out of SEZ, and if funding permits, replace portable toilets with restrooms. In 1992, camp spur roads located in Stream Environment Zones were removed.

**PAS:** 146, Emerald Bay

**Location:** At Bayview Campground south of Emerald Bay, CA

**Applicant:** USDA Forest Service, LTBMU Recreation Department

**Construction Year:** 1995

**PACT need:** Not applicable

4. **Type of Use:** Developed Campground, Beach Recreation, Group Facilities, Outdoor Recreation Concessions, Marina

**Project Title:** Roundhill Pines Resort

**Description and Need:** Nevada Division of State Parks has prepared a draft development plan for the resort. The Forest Service is reviewing the plan and by 1997 will develop its future use recommendations.

**PAS:** 068, Round Mound

**Location:** Roundhill Pines Resort, NV

**Applicant:** USDA Forest Service

**Construction Year:** Undetermined

**PACT need:** Undetermined
5. **Type of Use:** Marina

**Project Title:** North Tahoe Marina Master Plan

**Description and Need:** Prepare a master plan for marina expansion and renovation. A master plan is required for a major expansion.

**PAS:** 022, Tahoe Vista Commercial, a community plan area

**Location:** 7360 North Lake Blvd., Tahoe Vista, CA

**Applicant:** North Tahoe Marina

**Construction Year:** Per master plan

**PAOT need:** Undetermined

6. **Type of Use:** Beach Recreation, Developed Campgrounds, Recreational Vehicle Park, Marina, Outdoor Recreation Concessions

**Project Title:** Camp Richardson Master Plan

**Description and Need:** Master Plan permitted four years ago develops approved uses and capacities for next 15 years at Camp Richardson. The Richardson House is incorporated into the resort plan.

**PAS:** 127, Camp Richardson

**Location:** Camp Richardson, CA

**Applicant:** USDA Forest Service

**Construction Year:** 1995 (per master plan)

7. **Type of Use:** Off-Road Vehicle Courses

**Project Title:** Off-Highway Vehicle Master Plan

**Description and Need:** Develop a summer and winter Off Highway Vehicle/Over-the-Snow Vehicle transportation plan for LTBMU National Forest Lands. The plan and EIS will be tiered off the 1988 Land and Resource Management Plan. It will address management needs, opportunities and mitigation.

**PAS:** Various

**Schedule:** 1993 (plan completion)

**Applicant:** USDA Forest Service
8. **Type of Use**: Developed Campgrounds, Outdoor Recreation Concessions

**Project Title**: El Dorado Campground and Recreation Area Improvement

**Description and Need**: Rebuild restroom and storage/concession building. Remove and replace diseased trees with resistant varieties. Remove and restore land coverage associated with old roads.

**PAS**: 098, Bijou/Al Tahoe

**Location**: Highway 50 at Rufus Allen Boulevard

**Applicant**: City of South Lake Tahoe, CA

**Construction Year**: 1993-95

9. **Type of Use**: Beach Recreation, Boat Launching Facilities, Outdoor Recreation Concessions, Marina.

**Project Title**: Zephyr Cove Resort

**Description and Need**: Implement site development plan. Install permanent EMP's including paved parking and restore SEZ.

**PAS**: 066, Zephyr Cove

**Location**: Highway 50 at Zephyr Cove, NV

**Applicant**: USDA Forest Service

**Construction Year**: 1993-95

10. **Type of Use**: Day Use Areas

**Project Title**: Nevada Beach Group Site Rehabilitation

**Description and Need**: Reconstruct picnic shelter structure. Rehabilitate group picnic areas and modify for handicapped use. Improve refuse collection facilities.

**PAS**: 070B, Rabe

**Location**: Nevada Beach, NV

**Applicant**: USDA Forest Service

**Construction Year**: 1993-94
11. **Type of Use:** Day Use Areas

**Project Title:** Logan Shoals Vista

**Description and Need:** Install interpretive signs at Logan Vista Point. Construct barrier-free pathway/viewing site adapted for handicap access.

**PAS:** 060, Genoa Peak

**Location:** Logan Shoals, NV

**Applicant:** USDA Forest Service

**Construction Year:** 1993-94

12. **Type of Use:** Recreational Vehicle Park

**Project Title:** Meeks Bay Resort Recreational Vehicle Park Plan

**Description and Need:** A recreational vehicle park element of the Meeks Bay special use permit has yet to be implemented and is currently operating under an interim site plan.

**PAS:** 150, Meeks Bay

**Location:** Meeks Bay, CA

**Applicant:** USDA Forest Service

**Construction Year:** 1993-94

13. **Type of Use:** Day Use Areas (accessory)

**Project Title:** Wayside Exhibits

**Description and Need:** Install exhibits at locations around the LTBMU. Five each of six panels interpreting forest management in the Tahoe Basin to be installed at existing recreation sites and turnouts. All displays to be a standardized size.

**PAS:** Various

**Location:** Various

**Applicant:** USDA Forest Service

**Construction Year:** 1993-94
14. Type of Use: Day Use Area

**Project Title:** Glen Alpine Springs Restoration

**Description and Need:** Interpret historic site, restore aging buildings, replace burned out cottage.

**PAS:** 144B, Lily/Angora Lakes

**Location:** Glen Alpine Springs, CA

**Applicant:** USDA Forest Service

**Construction Year:** 1993+

15. Type of Use: Day Use Area

**Project Title:** Skunk Harbor Historic Site Restoration

**Description and Need:** Repair roofs, beams and reshingle as needed, install protective barriers at doors and windows, install interpretive signs to protect historic buildings and public safety.

**PAS:** 055, East Shore

**Location:** Skunk Harbor, NV

**Applicant:** USDA Forest Service

**Construction Year:** 1993

16. Type of Use: Day Use Area (accessory use)

**Project Title:** Highland Woods Revegetation and Wildlife Enhancement

**Description and Need:** Parts of the area need to be revegetated, and vehicle and pedestrian barriers need to be constructed

**PAS:** 104, Highland Woods

**Applicant:** South Lake Tahoe Department of Parks and Recreation

**Construction Year:** 1991
17. **Type of Use:** Various

**Project Title:** Rehabilitation of Signs, Interpretive Signing

**Description and Need:** Replace many signs which are out of date, or not in conformance with standards. Install interpretive and informational signs as necessary.

**PAS:** Various

**Location:** Various

**Applicant:** USDA Forest Service

**Construction Year:** 1993-95

18. **Type of Use:** Downhill Ski Facilities

**Project Title:** Ski Homewood Emergency Timber Salvage

**Description and Need:** Emergency salvage of dead, dying and diseased timber within the existing Ski Homewood ski area. This activity is more appropriately classified as a Resource Management use.

**PAS:** 157, Homewood/Tahoe Ski Bowl

**Location:** 5145 W. Lake Blvd., Homewood, CA

**Applicant:** Ski Homewood

**Construction Year:** 1993

19. **Type of Use:** Visitor Information Center (Accessory Use)

**Project Title:** California Department of Parks and Recreation, Gatekeepers Museum Parking Lot

**Description and Need:** Pave and install BMPs on existing dirt parking lot. No increase in parking lot capacity is included as part of this project.

**PAS:** 001A, Tahoe City, a community plan area

**Location:** Highway 89 and Truckee River

**Applicant:** California Department of Parks and Recreation

**Construction Year:** 1993-94
20. **Type of Use**: Downhill Skiing Facilities

**Project Title**: Ski Homewood Road System Repairs

**Description and Need**: Routine repair of existing road system within the ski area. Activities include repair, regrading, reconstruction of water bars and placing gravel on existing service roads.

**PAS**: 157, Homewood/Tahoe Ski Bowl

**Location**: 5145 W. Lake Blvd., Homewood, CA

**Applicant**: Ski Homewood

**Construction Year**: 1993

21. **Type of Use**: Beach Recreation

**Project Title**: Nevada Division of State Parks Sand Harbor Main Beach Stabilization

**Description and Need**: Stabilize area under existing restroom building (Comfort Station #4) and around several tree roots currently being undermined on main beach.

**PAS**: 055, East Shore

**Location**: Sand Harbor Unit, Lake Tahoe Nevada State Park

**Applicant**: Nevada Division of State Parks

**Construction Year**: 1993-94
January 25, 1993

To: Advisory Planning Commission
From: TRPA Staff
Subject: Adoption of the 1993-97 Public Service Facilities List

Proposed Action: Review the new projects proposed for inclusion on the Public Service List and recommend to the Governing Board the adoption of the attached resolution which amends the 1992-96 List of Additional Public Service Facilities.

Please Note: In the interest of conserving paper, the cost of printing, and postage, only projects new to the list this year and the appendices are included in the packet. Appendix E, Constructed Public Service Projects, has been added to this packet of materials. This appendix lists those projects that have been constructed and therefore removed from the 1993-97 public service list.

Recommendation: Staff recommends that the Advisory Planning Commission recommend adoption of the attached resolution which indicates that (1) the projects meet the criteria of subparagraph 33.5.A(4), and (2) the action will have no significant environmental effect.

Purpose: Section 33.5 of the TRPA Code of Ordinances requires that a five-year list of planned or anticipated public service facilities be maintained and amended as appropriate. The list is used to coordinate all proposed public service projects to ensure that adequate public services and facilities are planned to meet the needs of the Region. It is to be updated and amended at the beginning of each calendar year. The list does not in any way constitute a project approval.

Background: Staff mailed a query to each of the public and private agencies having responsibility or an interest in developing or expanding Public Service Facilities in the Region. Staff received 31 public service project applications for inclusion on the 1993-97 list. It is reasonable to assume that there may be interested applicants with public service projects that are not listed. Such unforeseen projects may be added to the list at a later time.
Adoption of the 1993-97 Public Service List
Page # 2

Although the proposed projects on the list may require additional environmental documentation, the addition of such projects to the list for future consideration is consistent with the Regional Plan. The proposed amendment has no significant environmental effects.

If you have any questions or comments regarding this agenda item, please contact Coleen Shade at (702) 588-4547.
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2. Process for Preparation of List
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II. PUBLIC SERVICE LIST

* New projects included on the 1993-97 list.

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None

2. Collection

3. Government Offices
   3.A.1) El Dorado County Administration Building Expansion
   3.A.2) El Dorado County Court Building Expansion
   3.A.3) El Dorado County Administration/Court Office Space Expansion
   3.C.1) Washoe County/Incline Village-Administration Building
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4. Hospitals
   4.A.1) Barton Memorial Hospital Addition

5. Pipelines and Power Transmission Facilities
   5.A.1) Sierra Pacific Power Kings Beach to Brockway Summit Line Conversion
   5.A.2) Sierra Pacific Power North Tahoe 120Kv Tie
   5.A.3) Sierra Pacific Power Stateline to Meyers Line Conversion
   5.A.4) Sierra Pacific Power Tahoe City to Truckee Line Conversion
5.A.5) Sierra Pacific Power Round Hill to Stateline 120Kv
5.A.6) Sierra Pacific Power Heavenly California Load Addition
*5.A.7) SPPC, Tahoe City to Squaw Valley Substation 629 Line
*5.A.8) SPPC, Truckee to Kings Beach 650 Line Upgrade
*5.A.9) SPPC, Brockway to Knotty Pine Express Feeder
*5.A.10) SPPC, Brockway to Knotty Pine 60 KV Upgrade
5.B.1) Southwest Gas Corporation Paiute Pipeline Improvement Project
*5.B.2) SWG Corp., Paiute Pipeline Improvement Project
*5.B.3) SWG Corp., El Dorado County Gas Main Extension (Tahoma)
*5.B.4) SWG Corp., McKinney Creek Gas Main Extension
*5.B.5) SWG Corp., Talmont Estates Gas Main Extension
5.C.1) USDA-USFS, Fallen Leaf Complex Water System

6. Power Generating

None

7. Public Health and Safety Facilities

7.A.1) DCSID #1 Kingsbury Grade Sanitary Sewer Intertie - Phase II
7.A.2) DCSID #1 Redundant Beach Pump Station
7.A.3) DCSID Zephyr Water Utility District Improvement Project
7.A.4) DCSID, Skyland Water System Improvement Project
7.A.5) DCSID Cave Rock Water System Improvement Project
7.C.1) Fallen Leaf Community Service District Fire Station
7.D.2) IVGID Sweetwater Road Vehicle Storage Building
7.D.3) IVGID Wet Well Improvements (Holding Tank for Sewages)
7.D.4) IVGID Zone 1 Storage Tank
*7.D.5) Independent Sanitation Incline Village Solid Waste Transfer Station
7.E.1) KGID Ozone Disinfection Addition
7.E.2) KGID Water Tank #5 Replacements
*7.E.3) KGID Office and Operations Yard
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7.G.1) NTPUD Maintenance Building
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7.H.1) Placer County Administrative Services Communication Tower
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7.I.1) STPUD Christmas Valley Water Tank
7.1.2) STFUD Ralph Tank Relocation
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*7.1.7) STFUD Paloma Well Test
*7.1.8) STFUD Highland Woods Well Test
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7.2.4) TCPUD McKinney Well
7.2.5) TCPUD McKinney Water Tank
7.2.6) TCPUD Rubicon IV Well
7.2.7) TCPUD Tahoe City Well III
7.2.8) TCPUD Tahoe City Well IV
7.2.9) TCPUD Ward Valley/Alpine Peaks Production Well
*7.2.10) TCPUD Grove Street Sewer Lift Station Relocation
*7.2.11) TCPUD Parks Maintenance Shop
*7.2.12) TCPUD Lakeview Standby Power and Building
*7.2.13) TCPUD Bunker Drive Standby Power and Building
*7.2.14) TCPUD McKinney Well #2

7.3.1) Zephyr Cove Water System Upgrade
7.3.2) CSLT Fire Station Facility
7.3.3) Lake Tahoe Humane Society Building
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7.3.6) Fulton Water Company Links Well
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*7.3.1) Agate Bay Water Co., New 200,000 Gallon Storage Tank
*7.3.2) Lake Tahoe Ambulance Co., Station #2
*7.3.3) Crystal Bay Water Co., Fire System Improvement
*7.3.4) Crystal Bay Water Co., Water Treatment Facilities Improvement
*7.3.5) Ward Well Water Co., Pineland Drive Replacement
*7.3.6) Logan Creek Estates GID Water Storage Tank

8. Publicly Owned Government Meeting, Convention, and Assembly Facilities

8.1.1) El Dorado County Historical Museum
8.1.2) IVGID Incline Park Amphitheater
8.1.3) IVGID Chateau Remodel
8.1.4) IVGID Community Center (Conference Facility Wing)
8.1.5) USFS-LTBMU Washoe Cultural Center
8.1.6) Tallac Historic Site Rehabilitation
8.1.7) TCPUD North Tahoe Regional Community Complex
*8.1.8) CSLT El Dorado Senior Center Addition
9. Public Utility Centers

9.A.1) STPUD Emergency Retention Basin #2
9.A.2) STPUD Sewer Plan Expansion (7.9 or 8.2 mgd)
9.B.1) IVGID Water Treatment Facility
9.C.1) Fulton Water Company Piney Wood Filter Plant
9.D.1) TSVU Grand Avenue Water Treatment Facility (East End)
9.D.2) TSVU Tahoe Swiss Water Treatment Facility

10. Schools - College

Lake Tahoe Community College

10.A.1) Child Care Center
10.A.2) Lighting, Sidewalks, and Fire Access Road
10.A.3) Phase II Development
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11. Transmission and Receiving Facilities

11.A.1) Contel of Nevada - Fiber Optic Cable
11.B.1) TCI Cable Vision of California Inc. Fiber Optic Cable, South Lake Tahoe

12. Transportation Routes

12.A.1) CSLT - D Street Bike Trail
12.A.2) CSLT Highway 50/Lake Tahoe Blvd. - Two Right Turn Lanes
12.A.3) CSLT Highway 50/Tahoe Keys Blvd. - Right Turn Lane
12.A.4) CSLT Spruce/Herbert Avenue Bike Trail
12.A.6) CSLT - Pioneer Trail/Al Tahoe Blvd. Signal
12.A.7) CSLT - Al Tahoe/Johnson Blvd. Signal
12.A.8) CSLT - Highway 50 Ski Run Avenue Bike Trail
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12.A.11) CSLT Highway 50/Los Angeles Avenue Right Turn Lane
12.A.12) CSLT Highway 50/Sierra Boulevard Dual Left Turn Lanes
*12.A.13) CSLT South Wye Transfer Station
*12.A.14) CSLT STAGE Bus Maintenance Facility
*12.A.15) CSLT Intermodal Transit Transfer Facility
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12.C.1) El Dorado County Meyers Bikeway
12.C.3) El Dorado County Arapahoe Bikeway
12.C.5) El Dorado County Mountain Drive
12.D.1) KGID Laurel Lane Cul de Sac Improvement
12.E.1) NDOT Casino Core to Kingsbury Sidewalks
12.F.1) NTPUD Bike Trail Phase II
12.F.2) NTPUD Bike Trail
12.G.1) Placer County/Caltrans Tahoe City Highway 28 and Parking Improvements
12.H.1) TCPUD Meeks Bay Bike Trail
12.H.2) TCPUD Lakeside Trail Phase I
12.I.1) USFS-LTBMU Angora Road Rehabilitation
12.I.2) USFS Lake Tahoe Bicycle Trail
12.I.3) USFS-LTBMU Fallen Leaf Bicycle Trail
12.J.1) Washoe County Parks and Rec - Incline Village Bike Trail Phase III
12.J.2) Washoe County Parks and Rec - Incline Village to Sand Harbor Bike Trail
12.K.1) IVGID Recreation Center Bike Path and Bridge

III. APPENDICES

A. Chapter 33.5 of the TRPA Code of Ordinances
B. Mailing List
C. Application Questionnaire Form
D. Projects Received But Not Included on the Public Service List
E. Completed Public Service Projects
I. Introduction

A. Purpose of List:

The purpose of the five year public service list is to satisfy the requirements of Goal 5 of the Public Services Element of the Regional Plan for the Lake Tahoe Basin: Goals and Policies as set forth below.

Goal #5 To ensure the provision of adequate public services and facilities to meet the needs of the Basin, the Agency shall prepare, and update as necessary, a list identifying all anticipated public service projects and facilities for a continuous five year period.

Policy #1 TRPA and other appropriate entities will cooperatively prepare a list identifying all anticipated public facilities for the five-year period immediately following adoption of the Regional Plan. This list will be revised and updated annually, or as necessary to keep it current, and will at any time include all known projects thought to be necessary in the next five-year period.

The direction and requirements of this goal and policy are further defined in Section 33.5 of the Code of Ordinances. (See Appendix A.)

It should be noted that this list is intended to aid in the regulation of the rate and timing of growth and does not in any way constitutes a project approval. This is a list of anticipated public service projects generally provided for coordination and informational purposes; however, projects must be on the list before TRPA may approve them.

B. Process Used for Preparation of the List:

The list was prepared pursuant to the following process:

Step 1: A mailing list was prepared of all known agencies that may be proposing a public service project which would be required to be listed. (See Appendix B for list of agencies.)

Step 2: An information package and an application form were sent to the listed agencies. The application form was a questionnaire (copy in Appendix C) which was designed to generate information about the project. This information was needed to satisfy the requirement of Section 33.5 TRPA staff followed up the information package with phone calls and attended meetings with the applicants when requested. Site plans and construction drawings were not requested since in most cases they were not available, and are not required.
Step 3: The information submitted was reviewed by staff and checked against the finding requirements of Section 33.5. If it appeared the findings could be made based on the applicant's representation, the project was added to the list.

If the findings could not be made because of insufficient information, the project was listed in Appendix D for further consideration. This list has been created for information purposes and has no regulatory authority.

Step 4: The copies of the draft list were mailed to the project proponents for their review and to APC for its consideration of the annual update. Based on the APC recommendation and the project proponents' comments, the list was then submitted to the TRPA Governing Board for its review and approval.

C. PS List Format and Explanation

Keeping in mind that the intent of the list is to coordinate and screen certain public service projects, the following format was developed.

USE TYPE: Projects are classified by TRPA use types and further classified by subclasses of uses e.g., Transportation Routes - Highways and Roads.

PROJECT TITLE: A reference name for the project, e.g., highway 50/Tahoe Keys Blvd. Right Turn Lane.

DESCRIPTION: A brief description of type, scale (floor area, coverage, capacity) and the reason for the project.

APPLICANT: The sponsoring agency e.g., City of South Lake Tahoe.

LOCATION: The name and number of the plan area statement in which the project is located. If on a parcel, the assessor parcel number is included; if not on a parcel, location description e.g., intersection of Highway 50 and Tahoe Keys Blvd.

CONSTRUCTION DATE: The year in which the applicant proposes to start construction.

COST: Estimated project cost.

ELIGIBILITY FINDINGS: Pursuant to Section 33.5, TRPA must make the following findings to place a project on the list.

1. There is a need for the project: The criteria for determining need are (1) health and safety, e.g., fireflow requirements; (2) service capacity increases to meet TRPA planned growth (see Appendix E for population projections) e.g., sewer treatment capacity; (3) increase in service capacity to meet TRPA
requirements, e.g., level of service for traffic flow requirements; (4) increase in service capacity required by TRPA plan, e.g., bike trail required by Regional Transportation Plan; (5) increases in service capacity for reliability, e.g., interties; and (6) other related reasons.

2. The project complies with the Goals and Policies, applicable Plan Area Statement and the Code: All applicants were given a set of questions including a checklist of key provisions of the Code and Plan Area Statements. The applicants were required to sign a statement to the effect that the project as proposed complies. Based on limited information, TRPA staff also reviewed the projects for compliance with TRPA regulations such as permissible use, land capability, special policies, and conformance with other plans and programs.

3. The project is consistent with the TRPA Capital Improvement Program: TRPA has two CIPs, one for transportation which is found in the RTP and one for water quality improvements which is found in the 208 plan. Since water quality projects are not required to be on the list, this finding is limited to regional transportation improvements covered by the RTP. For most projects the finding was not applicable (N/A).

4. The project meets the findings adopted pursuant to Article V(q) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Service capacity as defined in Chapter 2 indicates its the project's ability to accommodate units of traffic, energy, sewer, water or people engaged in the activity for which the facility was intended. The questionnaire asks for projected increases in the above mentioned units. Staff evaluated any increases against the TRPA planned growth rate as documented in the EISs for the Regional Plan and for the Plan Area Statements and Code. Staff also considered Chapter 6 findings which relate to attainment of threshold standards and state and federal water quality and air quality standards.

5. Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: The project was reviewed against health and safety requirements which generally override the community plan concerns. Also, the staff considered the community need for the facility against the impact of foreclosing community planning options.
Type of Use: Pipeline and Power Transmission

Project Name: Squaw Valley Substation to Tahoe City Substation 629 Line

Description: Need larger conductor to provide adequate and reliable capacity for the North Lake Tahoe Area

Applicant: Sierra Pacific Power Company

Location: PASs 003 and 174

Construction Date: 1995-96

Cost: $1,000,000

Eligibility Findings:

There is a need for the project: The new and larger conductor is needed to provide adequate and reliable capacity for the North Lake Tahoe area.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Pipeline and Power Transmission Facilities are a special use in both of these PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Pipeline and Power Transmission Facilities

Project Name: Truckee to Kings Beach 650 Line Upgrade
Description: Upgrade existing 60 KV line to 120 KV. Install a 120 KV terminal at North Truckee Substation. Replace 60 KV transformer at North Star Substation with a 120 KV transformer. Install 120/60 KV transformer at Kings Beach

Applicant: Sierra Pacific Power Company
Location: PAS 019
Construction Date: 1994-95
Cost: $4,500,000

Eligibility Findings:

There is a need for the project: The project is needed to increase the reliable capacity in the North Tahoe area.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Pipeline and Power Transmission Facilities are a Special use in this Plan Area. The project is consistent with the Public Services Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Pipeline and Power Transmission Facilities

Project Name: Brockway to Knotty Pine Express Feeder

Description: Construct a 14.4 KV feeder from Brockway Substation to the Knotty Pine regulator location

Applicant: Sierra Pacific Power Company

Location: PAS 019, 026 and 030

Construction Date: 1993-94

Cost: $238,000

Eligibility Findings:

There is a need for the project: The project is needed to provide back-up capacity and increase electrical capability to the Incline Village area.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Pipeline and Power Transmission Facilities are an allowed use in Plan Area 026, and a special use in Plan Areas 019 and 030. The project is consistent with the Public Services Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Pipeline and Power Transmission Facilities

Project Name: Brockway to Knotty Pine 60 KV Upgrade

Description: Upgrade distribution feeder from 14.4 KV from Brockway Substation to the Knotty Pine regulator. Increase the size of the regulator station to 1/4 acre.

Applicant: Sierra Pacific Power Company

Location: PAS 019, 026 and 030

Construction Date: 1997

Cost: Unknown

Eligibility Findings:

There is need for the project: The project is needed to increase the reliable electrical capacity of the North Lake Tahoe area.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Pipeline and Power Transmission Facilities are an allowed use in Plan Area 026, and a special use in Plan Areas 019 and 030. The project is consistent with the Public Services Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Pipelines and Power Transmissions

Project Name: Paiute Pipeline Improvement Project

Description: Install approximately 1-1/2 miles of 12-inch natural gas pipeline along the existing line from Incline Village to Kings Beach area

Applicant: Southwest Gas Corporation/Paiute Pipeline

Location: PAS 030

Construction Date: 1994-1995

Cost: Unknown

Eligibility Findings:

There is a need for the project: The project is needed to upgrade the existing gas system to provide more efficient service and better maintenance.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Pipelines and Power Transmissions are a special use in these plan areas. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The findings of need for the project is made in the context of a five-year planning process and does not preclude an analysis and inquiry into the need for the project, including the size, at the time of project review.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Pipeline and Power Transmission Facility

Project Name: El Dorado County Gas Main Extension (Tahoma Residential)
Description: Install new distribution main along all streets within this subdivision
Applicant: Southwest Gas Corporation
Location: PAS 154
Construction Date: 1993/1994
Cost: $500,000

Eligibility Findings:

There is a need for the project: Project provides existing as well as future residences an additional option, natural gas, for their domestic fuel needs. Project is being proposed based on a public petition to bring natural gas to this area.

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

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

The findings of need for the project is made in the context of a five-year planning process and does not preclude an analysis and inquiry into the need for the project, including the size, at the time of project review.

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

The project meets the findings adopted pursuant to Article V(q) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need or the prior completion of the community plan process: N/A
Type of Use: Pipeline and Power Transmission

Project Name: McKinney Creek Gas Main Extension

Description: Install new distribution main within existing right-of-way along all streets within the project area

Applicant: Southwest Gas Corporation

Location: PAS 156

Construction Date: Summer 1993

Cost: $170,000

Eligibility Findings:

There is a need for the project: This project would allow existing residences other options for their fuel needs other than propane, heating oil, wood, or electric.

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

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

The findings of need for the project is made in the context of a five-year planning process and does not preclude an analysis and inquiry into the need for the project, including the size at the time of project review.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
<table>
<thead>
<tr>
<th><strong>Type of Use:</strong></th>
<th>Pipelines and Power Transmissions</th>
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<tr>
<td><strong>Project Name:</strong></td>
<td>Talmont Estates Gas Main Extension</td>
</tr>
<tr>
<td><strong>Description:</strong></td>
<td>Install new distribution main within existing road right-of-way along all streets within the Talmont Estates Subdivision</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Southwest Gas Corporation</td>
</tr>
<tr>
<td><strong>Location:</strong></td>
<td>PAS 168</td>
</tr>
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<td><strong>Construction Date:</strong></td>
<td>Summer 1993</td>
</tr>
<tr>
<td><strong>Cost:</strong></td>
<td>$400,000</td>
</tr>
</tbody>
</table>

**Eligibility Findings:**

There is a need for the project: Project allows existing residences other options for their fuel needs other than propane, heating oil, wood and electric.

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

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

The findings of need for the project is made in the context of a five-year planning process and does not preclude an analysis and inquiry into the need for the project, including the size, at the time of project review.

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

The project meets the findings adopted pursuant to Article V(q) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A

5.B.5 100
Type of Use: Regional Public Health and Safety

Project Name: Incline Village Solid Waste Transfer Station

Description: Construct a 16,000 s.f. building over existing pavement where solid waste will be received and transferred to transport trucks for trucking out of the Basin for disposal. Recycling operations as well as night storage of route trucks will also be housed at this facility.

Applicant: Independent Sanitation

Location: PAS 054; APN 130-152-15

Construction Date: 1993

Cost: $400,000

Eligibility Findings:

There is a need for the project: With the construction of a building to house solid waste to be transferred out of the Basin there will be a reduction from 40 small route trucks a week to 12 large transport trucks per week. By constructing a building that encloses the operation, there will be a reduction in wind blown debris and dust, noise and unsightly garbage. This enclosed facility will also enable Independent Sanitation to properly receive and process recyclable materials.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Regional Public Health and Safety Facilities are an allowed use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: For TRPA to review this project prior to adoption of the Community Plan, Independent Sanitation would have to demonstrate that the need to begin construction outweighs the need to await completion of the Community Plan.
Type of Use: Local Public Health and Safety Facility

Project Name: Kingsbury General Improvement District Operations Yard
Description: Public utility operations yard where equipment will be stored and serviced and where materials will be stored. A small office/employee lounge is also proposed.

Applicant: Kingsbury General Improvement District
Location: PAS 080; APN 07-380-09
Construction Date: 1993
Cost: $300,000

Eligibility Findings:

There is a need for the project: Presently KGID operates out of a facility in a residential neighborhood. The existing yard is beyond capacity and KGID is storing vehicles and materials at other locations. KGID would like to eventually bring its snow removal program in-house, which would require additional vehicle storage and maintenance space.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Regional Public Health and Safety

Project Name: USFS and Lake Valley Fire Protection District Vehicle and Storage Facility

Description: Construct five double engine bays for fire apparatus storage, office space, and a six-bed barrack

Applicant: Lake Valley Fire Protection District and USFS Lake Tahoe Basin Management Unit

Location: PAS 125; APN 35-262-11 and 12

Construction Date: Spring 1993

Cost: $600,000

Eligibility Findings:

There is a need for the project: New engines do not have adequate shelter at existing facilities. By relocating, the existing USFS fire station will be moved out of a high use recreation site (Tallac Historic site).

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process. For TRPA to review this project before the Community Plan is approved, the USFS and the Lake Valley Fire Protection District would have to demonstrate the need to begin construction outweighs the need to await completion of the Community Plan.
Type of Use: Local Public Health and Safety

Project Name: South Tahoe Public Utility District Zone 1
Storage Tank

Description: 1.3 million gallon water tank, 103 feet in diameter and 20 feet high

Applicant: STPUD

Location: PAS 095

Construction Date: 1994

Cost: $1.5 million

Eligibility Findings:

There is a need for the project: Additional storage is needed to provide for equalization, emergency and fire flows. Zone 1 is currently deficient with respect to storage.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the qRISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A

7.I.6 104
Type of Use: Public Health and Safety

Project Name: Paloma Well
Description: Test well, possibly followed by a production well
Applicant: South Tahoe Public Utility District
Location: PAS 099
Construction Date: 1993-1994
Cost: $75,000 - $300,000

Eligibility Findings:
There is a need for the project: Aquifer contamination and plugging has reduced the District’s existing water supply. An additional water supply must be developed to meet California Waterworks Standard, Section 64562.

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

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

The project meets the findings adopted pursuant to Article V(q) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Public Health and Safety

Project Name: Highland Woods Well
Description: Test well, possibly followed by a production well
Applicant: South Tahoe Public Utility District
Location: PAS 104; APN 31-313-16
Construction Date: 1993-1994
Cost: $75,000 - $300,000

Eligibility Findings:

There is a need for the project: Aquifer contamination and plugging has reduced STPUD’s existing water supply. An additional water supply must be developed to meet California Waterwork Standard, Section 64562.

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

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

The project meets the findings adopted pursuant to Article V(2) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A.

7.I.8
Type of Use: Local Public Health and Safety

Project Name: TCPUD Grove Street sewer lift station relocation
Description: Relocation of an existing sewage lift station to a new site, demolition of existing lift station, and relocation of sewer transmission lines to a new site

Applicant: TCPUD
Location: PAS 001A; APN 97-070-13
Construction Date: 1994
Cost: $269,000

Eligibility Findings:

There is a need for the project: Relocation of existing lift station facility in accordance with the proposed Community Plan.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Local Public Health and Safety

Project Name: TCPUD Parks Maintenance Shop
Description: Construction of a parks maintenance shop (960 s.f.) materials storage facilities (4,032 s.f.) and parking/equipment storage (14,000 s.f.)
Applicant: TCPUD
Location: PAS 001A; APN 94-180-18/58 and 94-540-13
Construction Date: 1993-94
Cost: $500,000

Eligibility Findings:
There is a need for the project: Consolidating to a single site all TCPUD parks, recreation, sewer, water, operational and administrative offices. Eliminate need for leasing of storage and operation facilities related to TCPUD Parks Department. This project will be constructed in conjunction with TCPUD administrative offices.
The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Local Public Health and Safety Facility

Project Name: TCPUD Lakeview standby power and building
Description: Construction of a building to house standby/emergency generator power for power supply to existing water production wells. Construction of power transmission line from building to existing wells

Applicant: TCPUD
Location: PAS 149; APN 16-321-01
Construction Date: 1994/1995
Cost: $85,000

Eligibility Findings:

There is a need for the project: Will allow emergency power supply to continue pumping water for storage during power outages. Water supply is necessary for fire support and domestic use.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Local Public Health and Safety

Project Name: TCPUD Bunker Drive Standby Power and Building

Description: Construction of a building to house standby/emergency generator power for power supply to existing water production wells. Construction of power transmission line from building to existing wells

Applicant: TCPUD

Location: PAS 004

Construction Date: 1994-95

Cost: $85,000

Eligibility Findings:

There is a need for the project: Will allow emergency power supply to continue pumping water for storage during power outages. Water supply is necessary for fire support and domestic use.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Local Public Health and Safety

Project Name: TCPUD McKinney Well No. 2
Description: Construction of a water production well to serve approximately 150-300 gpm
Applicant: Tahoe City Public Utility District
Location: PAS 157; APN 97-050-18/27
Construction Date: 1993
Cost: $250,000

Eligibility Findings:

There is a need for the project: Provide fire support and domestic water supply to residential area upon elimination of surface water supply.

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

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

The project meets the findings adopted pursuant to Article V(c) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Local Public Health and Safety

Project Name: Agate Bay Water Company New Tank Construction
Description: The proposed water tank will be approximately 36" in diameter, 24' tall, with a capacity of 200,000 gallons or less.

Applicant: Agate Bay Water Company
Location: PAS 018; APN 116-060-52
Construction Date: 1993
Cost: $150,000

Eligibility Findings:

There is a need for the project: The existing facilities are unable to provide adequate fire flows to its customers. In addition, the existing tank is in need or repairs.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Local Public Health and Safety Facility

Project Name: Lake Tahoe Ambulance, Station #2
Description: Convert use of an existing single-family dwelling residence to house two on-duty paramedics and one ambulance

Applicant: Lake Tahoe Ambulance, Inc.
Location: PAS 093; APN 27-122-03
Construction Date: 1993
Cost: None

Eligibility Findings:

There is a need for the project: El Dorado County requires a location in the Ski Run/Stateline area to reduce emergency medical services response times.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Local Public Health and Safety

Project Name: Fire Systems Improvements

Description: Replacement of water tank with a larger tank going from 42,000 gallons to 160,000 gallon storage capacity for fire protection. Construct distribution system interties to standardize pressure and flow capability within the service area. Replacing and/or extensions of mains for enhanced firefighting capabilities.

Applicant: Crystal Bay Water Company

Location: PAS 032 and 034

Construction Date: 1993

Cost: $360,000

Eligibility Findings:

There is a need for the project: Currently lack of sufficient storage and pressure capability of water system to provide adequate fire suppression.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Local public health and safety facilities are a special use in Plan Area 034 and an allowed use in Plan Area 032. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Local Public Health and Safety

Project Name: Surface Water Treatment Facilities
Description: Installation of package plant and chlorinator/contactor in appropriate structure at existing storage tank site. Construction of parallel service main, underground power and telemetry lines and sewer lateral for backflush of plant on existing easement from site to Lakeview Avenue

Applicant: Crystal Bay Water Company
Location: PAS 034
Construction Date: 1994
Cost: $100,000

Eligibility Findings:

There is a need for the project: Required by Surface Water Treatment Rule, Federal EPA ruling.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 5 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Local Public Health and Safety

Project Name: Pineland Drive Pipeline Replacement

Description: Replace the 2" main line with a 6" PVC water main. Three fire hydrants to be added to upgrade fire protection.

Applicant: Ward Well Water Company, Inc.

Location: PAS 170, Tahoe Park/Pineland

Construction Date: 1993

Cost: $100,000

Eligibility Findings:

There is a need for the project: The Pineland Drive main water line was installed in 1946. The new 6" line is needed to increase reliability on the system and to provide for sufficient fire flow.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
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<tr>
<th><strong>Type of Use:</strong></th>
<th>Public Health and Safety</th>
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<tbody>
<tr>
<td><strong>Project Name:</strong></td>
<td>Logan Creek Estates GID Water Storage Tank Installation</td>
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<tr>
<td><strong>Description:</strong></td>
<td>Installation of a new 141,000 gallon steel storage tank</td>
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<td><strong>Applicant:</strong></td>
<td>Logan Creek Estates GID</td>
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<td><strong>Location:</strong></td>
<td>PAS 061; APN 03-021-14</td>
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<td><strong>Construction Date:</strong></td>
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<tr>
<td><strong>Cost:</strong></td>
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**Eligibility Findings:**

There is a need for the project: Current system does not have adequate storage capability for fire protection or water pressure.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Publicly Owned Assembly and Entertainment

Project Name: City of South Lake Tahoe - El Dorado Senior Center Addition

Description: Addition to the existing El Dorado Senior Center. New rooms include two meeting rooms, crafts room and storage.

Applicant: City of South Lake Tahoe

Location: PAS 098; APN 26-050-05

Construction Date: 1993

Cost: $125,000

Eligibility Findings:

There is a need for the project: Existing facilities are being used in a crowded condition.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Public Owned Assembly and Entertainment facilities are an allowed use in this PAS. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: For TRPA to review this project prior to adoption of the Community Plan, the City of South Lake Tahoe would have to demonstrate that the need to begin construction outweighs the need to await completion of the Community Plan.

8.E.1 118
Type of Use: Schools/Colleges

Project Name: Sierra Nevada College, New Campus
Description: Construction of a new campus to include: dormitory and associated kitchen facilities (accommodate 200 students in three separate buildings), performing arts building (to seat approximately 650 people), classrooms, student union, learning resources center, and administrative building

Applicant: Sierra Nevada College
Location: PAS 048; APN 127-040-08
Construction Date: 1993-1994
Cost: $22,000,000

Eligibility Findings:

There is a need for the project: Student enrollment has expanded from 46 students to 1,100 students since 1969. This increased demand has made it necessary for Sierra Nevada College to build a new campus in order to accommodate the increase in student enrollment.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Schools/Colleges are a special use in Plan Area 048. The project is consistent with the Public Services and Facilities Element of the Goals and Policies, and the project proposes no development inconsistent with the Code based on the information supplied by the applicant.

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: N/A
Type of Use: Transit Stations and Terminals

Project Name: South Wye Transfer Station

Description: Construction of a facility to be used as a transfer station for STAGE and Bus Plus riders. This facility will also provide a staffed information ticket station at the South Wye shopping center. During operation of the Beach Bus, this facility will also house transfer riders from the TART system.

Applicant: City of South Lake Tahoe

Location: PAS 110

Construction Date: 1994

Cost: $650,000

Eligibility Findings:

There is a need for the project: Currently STAGE and Bus Plus riders transfer at the bus shelter on Lake Tahoe Boulevard. The shelter is insufficient in size and is in a poor location for riders and the actual bus traffic patterns.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 5 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: The community plan process has not been initiated in the South Wye Community Plan Area. The City of South Lake Tahoe's funding for this project will most likely expire prior to the adoption of a Community Plan for the South Wye.
Type of Use: Transit Stations and Terminals

Project Name: STAGE Bus Maintenance and Wash Facility
Description: Construct a facility that will provide necessary maintenance bays which meet OSHA standards, and an interior bush wash which will utilize recycled water. The project will also provide additional parking.

Applicant: City of South Lake Tahoe
Location: PAS 113; APN 32-312-14
Construction Date: 1994
Cost: $800,000

Eligibility Findings:

There is a need for the project: Current maintenance facilities are insufficient in size and safety. Current parking (storage) is also insufficient. The current facility has no indoor bus washing facility for winter use and no ability to recycle water.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project's service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: This project is proposed for the South Wye Industrial Tract Plan Area. This Plan Area is designated a Preliminary Community Plan Area. The community planning process has not been initiated in the area and the City of South Lake Tahoe's funding for this project will most likely expire prior to the adoption of this Community Plan.
Type of Use: Transit Stations and Terminals

Project Name: Intermodal Transit Transfer Facility

Description: This transfer facility will provide a focal point for transit in the Stateline area, facilitating transit use. Several modes of transit, including inter- and intra-city buses, charter buses, ski and hotel shuttles and taxi service. Eventually the facility will also serve light rail and tram service to Heavenly Valley Ski Resort.

Applicant: City of South Lake Tahoe

Location: PAS 089B

Construction Date: 1994

Cost: $3.6 Million

Eligibility Findings:

There is a need for the project: Currently there is no focal point for transit in the Stateline area. This facility will also provide central information for a variety of transit modes within the Basin.

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

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

The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity: Based on preliminary information provided by the project proponent, and considering the project’s service capacity in terms of (1) impacts on traffic and transportation, (2) energy consumption, (3) demand on sewer and water, (4) occupancy, and (5) similar measures of service capacity, the project is consistent with the Regional Plan Goals and Policies, the Code of Ordinances, and the attainment and maintenance of thresholds and applicable air and water quality standards. The project will not have a significant adverse effect on Regional VMT, traffic congestion, energy consumption, or demand on sewer and water facilities. The change in service capacity, if any, is consistent with the disclosure of environmental impacts identified in the EISs on the Regional Plan package and will not adversely affect implementation of compliance measures necessary to attain and maintain environmental thresholds and applicable water and air quality standards.

Where a project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process: For TRPA to review this project before the Community Plan is approved, the City of South Lake Tahoe would have to demonstrate that the need to begin construction outweighs the need to await completion of the Community Plan.
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 18 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, convention and assembly facilities; 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(7) 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.
MAILING LIST FOR TRPA PUBLIC SERVICE FACILITY LIST

Scott Cable of Meyers
Dave Pollard
P. O. Box 8935
So. Lake Tahoe, CA 97531

Washoe Comprehensive Planning
P. O. Box 11130
Reno, NV 89520
Attn: Mike Harper

Meeks Bay Fire Protection
P. O. Box 189
Tahoma, CA 96142

Tahoe TV Cable
P. O. Box 748
So. Lake Tahoe, CA 95705

El Dorado County
Joe Winslow
330 Fair Lane
Placerville, CA 95667

No. Tahoe Fire Protection
Raymond Martin
P. O. Box 1308
Kings Beach, CA 96143

Westar Cable TV
Joel Alford
P. O. Box 795
Truckee, CA 96160

El Dorado County
Jim Haen
P. O. Box 7396
So. Lake Tahoe, CA 95731

So. Tahoe Fire Protection
Bert L. Cherry
P. O. Box 1210
So. Lake Tahoe, CA 95705

Group W Cable
P. O. Box 1388
Kings Beach, CA 96143

Placer County
General Services
11414 B Avenue
Auburn, CA 95603

Tahoe Douglas Fire Prot.
Paul DeLorey
P. O. Box 919
Zephyr Cove, NV 89448

Pacific Bell
Ted Beyer
1795 Education St., #201
Auburn, CA 95603

Placer Co. Public Wks.
William Zimmerman
11414 B Avenue
Auburn, CA 95603

Lake Valley Fire Prot.
Hugh Thomas
P. O. Box 11132
So. Lake Tahoe, CA 95708

Nevada Bell (R-O-W)
D. Carmichael
645 E. Plumb Ln, Rm C-151
Reno, NV 89520

Douglas Co. Public Wks.
John Renz
P. O. Box 218
Minden, NV 89423

Mary Luker
Tahoe Forest Health
P. O. Box 759
Truckee, CA 96160

Con TEL
T. J. Callahan
P. O. Box 2200
Stateline, NV 89449

Douglas County
Mark Palmer
P. O. Box 218
Minden, NV 89423

Barton Memorial Hospital
Robert Decruz
P. O. Box 9578
So. Lake Tahoe, CA 95731

U.S. Coast Guard
P. O. Box 882
Tahoe City, CA 96145

City of So. Lake Tahoe
Brad Vidro/Tim Oliver
P. O. Box 1210
So. Lake Tahoe, CA 95705

Lukins Brothers
Danny Lukins
P. O. Box 7622
So. Lake Tahoe, CA 95731

Washoe Public Works
Floyd Vice
P. O. Box 11130
Reno, NV 89520

Tahoe City Fire Prot.
Gerald Mansur
P. O. Box 1924
Tahoe City, CA 96145

Fallen Leaf Fire Station
Robert Galvin
P. O. Box 16092
So. Lake Tahoe, CA 95706
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<tr>
<th>Company</th>
<th>Address</th>
<th>City, State</th>
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<tr>
<td>Tahoe Keys Water Co.</td>
<td>Doug Helgeson</td>
<td>P. O. Box 10470, So. Lake Tahoe, CA 95731</td>
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<td></td>
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<tr>
<td>Mail Lake Water Co.</td>
<td>Saul Montague</td>
<td>P. O. Box 919, Zephyr Cove, NV 89448</td>
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<tr>
<td>Tahoe Swiss Village Utility</td>
<td>P. O. Box 102</td>
<td>Homewood, CA 96141</td>
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<tr>
<td>Nevada Highway Patrol</td>
<td>Wayne Teglia</td>
<td>P. O. Box 19487, So. Lake Tahoe, CA 96151</td>
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<tr>
<td>Washoe Parks &amp; Rec.</td>
<td>Don Mullen</td>
<td>P. O. Box 11130, Reno, NV 89520</td>
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<tr>
<td>Elk Point SID</td>
<td>Jim Martin</td>
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<tr>
<td>Sierra Nevada College</td>
<td>Ben Sullivan</td>
<td>P. O. Box 4269, Incline Village, NV 89450</td>
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<tr>
<td>Southwest Gas</td>
<td>Wally Goodman</td>
<td>P. O. Box 1190, Carson City, CA 9702</td>
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<tr>
<td>Fulton Water Co.</td>
<td>John Fulton</td>
<td>P. O. Box W, Tahoe City, CA 96145</td>
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<td>Cave Rock Water Co.</td>
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<tr>
<td>Skyland Water Co.</td>
<td>Thomas Hall</td>
<td>P. O. Box 3690, Stateline, NV 89449</td>
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<tr>
<td>CHP Headquarters</td>
<td>David Stark</td>
<td>P. O. Box 898, Sacramento, CA 94298</td>
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<tr>
<td>South Tahoe PUD</td>
<td>Bob Baer/Rick Hydrick</td>
<td>P. O. Box 2220, So. Lake Tahoe, CA 96151</td>
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<tr>
<td>Kingsbury GID</td>
<td>Candi Taraporevala</td>
<td>P. O. Box 2220, Stateline, NV 89449</td>
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<tr>
<td>Incline Village GID</td>
<td>Robert Hunt</td>
<td>P. O. Box 578, Zephyr Cove, NV 89448</td>
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<td>Tahoe-Truckee Sanitation</td>
<td>Craig F. Woods</td>
<td>P. O. Box 14445, So. Lake Tahoe, CA 95702</td>
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<tr>
<td>Sierra Pacific Power Co.</td>
<td>Steven Siegel</td>
<td>P. O. Box 10100, Reno, NV 89520</td>
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<td>So. Tahoe Refuse</td>
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APPENDIX C

1993-1997
TRPA PUBLIC SERVICE LIST
APPLICATION QUESTIONNAIRE

1. Project Name

2. Contact Person Phone No.

3. Agency or Company

4. Department

5. Type of Use (see Code Chapter 18.3(IV) Use List)

6. Plan Area (see Plan Area Statements) APN

7. The proposed project is consistent with the applicable Plan Area Statement.
   Yes ___  No ___
   Check the Plan Area Statement for the following items:
   A. ___ A permissible use in the PAS?
   B. ___ Consistent with the maximum densities permitted?
   C. ___ Consistent with the Planning Considerations?
   D. ___ Consistent with the Special Policies?
   E. ___ CNEL limitations?

8. The proposed project is consistent with the Goals and Policies Plan.
   Yes ___  No ___

9. The proposed project is consistent with the Code of Ordinances?
   Yes ___  No ___
   Check the Code for the following items:
   A. ___ Land Coverage Requirements (Chapter 20)
   B. ___ Land Coverage Prohibitions (Section 20.3)
   C. ___ Height Standards (Chapter 22)
   D. ___ Noise Limitations (Chapter 23)
   E. ___ Driveways and Parking (Chapter 24)
   F. ___ Best Management Practices (Chapter 25)
   G. ___ Sign Standards (Chapter 26)
   H. ___ Basic Service Requirements (Chapter 27)
   I. ___ Historic/Cultural Resources Protection (Chapter 29)
J. _____ Design Standards (Chapter 30)
K. _____ Shorezone Provisions (Chapters 50, 51, 53, 54, and 55)
L. _____ Grading Standards (Chapter 64)
M. _____ Sensitive and Uncommon Plant Protection, Revegetation, Tree Removal, and Vegetation Protection (Chapters 75, 77, and 71)
N. _____ Fish and Wildlife Protection (Chapters 78 and 79)
O. _____ Water and Air Quality Standards (Chapters 81 and 91)

10. Is the project in a Community Plan Area? Yes _____ No _____

Is there a need to construct the facility before adoption of the CP?

Yes _____ No _____ If yes, explain _________________________________

11. Estimated date of construction? _________________________________

12. Estimated project cost? _________________________________

13. Is there an existing facility? Yes _____ No _____

How many people does it service at one time? _______

How is that number computed? _________________________________

_______________________________

Was the existing facility (or any part of it) approved on or after January 1, 1967?

Yes _____ No _____

14. How many people will the new facility or addition serve at one time (new capacity)? _______

If greater than existing, how was the need for greater capacity determined?

_______________________________

_______________________________

_______________________________
15. Description of the new facility or addition

_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

16. Statement of need for the new facility or addition?

_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________

17. Is the project consistent with the Capital Improvement Program of the TRPA Regional Transportation Plan?

Yes _____ No _____ N/A _____

18. Will the proposed project increase:

Traffic Yes _____ No _____
If yes, number of trips _____

Water Usage Yes _____ No _____
If yes, number of gallons per day _____

Sewer Usage Yes _____ No _____
If yes, number of gallons per day _____

Land Coverage Yes _____ No _____
If yes, amount of square feet _____

I have checked the proposed project for consistency with the TRPA Regional Plan, and the information provided is accurate to the best of my knowledge.

Name __________________________ Date __________
APPENDIX D

Projects Received But Not Included On The Public Service List

Applications for the projects listed below were received for inclusion on the Additional Public Service Facilities List.

Due to one of the reasons listed below, these projects were not included on the list:

1) The project was not required (NR) on the list per Chapter 33.5, the project was of a minor nature, or part of a TRPA approved master plan;
2) There was insufficient information (II) provided by the applicant concerning the project to allow TRPA to make the findings required by Chapter 33.5;
3) The application form was not completed correctly (NCC), or the wrong form was returned and TRPA was unable to determine eligibility for inclusion on the list;

The following list is for informational purposes only, and projects listed have not been included on the List of Additional Public Services (reason in brackets):

* New projects considered for the 1993-97 list

<table>
<thead>
<tr>
<th>California Highway Patrol</th>
<th>Construction Date</th>
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<tr>
<td>Relocate existing office in Meyers (II)</td>
<td>1990-91</td>
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<th>City of South Lake Tahoe</th>
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<td>South and Winnemucca Avenues Cul-de-Sacs (NR)</td>
<td>1992</td>
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<th>Douglas County</th>
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<td>Lake Parkway Extension Project (II)</td>
<td>1991</td>
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<tr>
<td>Force Main Replacement (NR)</td>
<td>1993</td>
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</table>
### El Dorado County

- North Upper Truckee Erosion Control Project (NR) 1990-92
- North Upper Truckee Road Improvement Project (NR) 1991-1993
- Pioneer Trail Guardrail at Cold Creek (NR) 1991
- *Social Services Complex (II) (requires additional information on location and Regional plan consistency)* 1997

### Fulton Water Company

- Carnelian Heights #3 Tie-in (NCC) 1994
  (Requires additional information on need, potential increases in service capacity with new line, consistency with Code/PAS)
- Cedar Flat Transmission Main Replacement (NR) 1994
- Lake Forest #2 Transmission Main Replacement (NR) 1992-93
- North Lake Blvd. Line Replacement - Phase I (NR) 1992-93
- North Lake Blvd. Line Replacement - Phase II (II) 1994
  (Requires additional information on need, water rights and potential increases in service capacity)

### IVGID

- Aspen Grove Building Remodel (II) 1991-92
  (Needs more information on improvements)
- Recycle Collection Station (NR) 1991
- Mill Creek Dam Renovation (NR) 1991

### NTPUD

- NTPUD Water Quality Demonstration Project (II) 1991
  (Requires additional information on location, project description, etc.)
- N-1 Pump Station Emergency Generator (NR) 1991
- Agatam and Pino Grande Water System Improvements (NR) 1991
- Carnelian Bay East Water System Improvements (NR) 1992
- Brassie and Midiron Water System Improvements (NR) 1993
- Lake Forest Water System Improvements (NR) 1994
- Brockway Vista Water System Improvements (NR) 1995
- Reservoir Restoration/Erosion Control Project (NR) 1992
- Snowflake Avenue Sewer Line Replacement (NR) 1994
- Trout, Deer and Highway 28 Sewer Line Replacement (NR) 1992
- North Lake Boulevard Tahoe Vista Sewer Replacement (NR) 1993
- C-2 Pump Station Emergency Generator (NR) 1992
- North Shore Erosion Control Project (NR) 1992
Pacific Bell

Highway 267 Utility Undergrounding (NR) 1992
Tahoe City Utility Undergrounding (NR) 1993
Grimes Pass Erosion Control Project (NR) 1992
Ski Run Boulevard Utility Undergrounding (NR) 1994
Highway 28 (Dollar Dr. to Old County) Utility Undergrounding (NR) 1993
Lake Tahoe Boulevard Undergrounding (NR) 1996
Pine Boulevard Utility Undergrounding (NR) 1992

STPUD

Arrowhead #2 Well House Replacement (NR) 1991
CL2 and SO2 Spill Containment (NR) 1991
Cold Creek Filter Plant Modification (NR) 1993
Gardner Mountain Area Water System (NR) 1993-94
Meyers Area Water Storage Tank (II) 1992
(Requires additional information on location and service capacity)
Mountain View Well House Enlargement (NR) 1991
New Water Supply (II) 1992
(Requires additional information on location)
STPUD Zone 1 Storage Tank (II) 1991
(Requires additional information on size of the tank)
Tahoe Keys Force Main Replacement (NR) 1991-1995
Sunset Water Well Project (NR) 1991

State of California

Sierra District Office Expansion (NR) 1992

Tahoe Park Water Inc.

Tahoe Park Well (II) 1992
(Requires additional information on location, description, and need)
Lake Forest Utility Company Transmission System (II) 1992
(New in 1991) (Requires additional information on location, description, and need)
Tahoe Park Water Company Inc. System Rehabilitation (NR) 1994
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<td>Dollar Point Water Line Replacement (NR)</td>
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<td>Macinaw Sewer Line Replacement (NR)</td>
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<td>Rubicon Water Line Replacement (NR)</td>
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<td>Tahoe City/Highway 89 Water Line (NR)</td>
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<td>Lonely Gulch Stream Restoration (NR)</td>
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<td>McKinney Creek Stream Restoration (NR)</td>
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<td>Meyers Warehouse (NR)</td>
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<td>Baldwin Employee Trailer Park (NR)</td>
<td>1992</td>
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<td>*Lake Tahoe Basin Management Unit Supervisor's Office (NR)</td>
<td>1995</td>
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APPENDIX E
COMPLETED PUBLIC SERVICE PROJECTS

Collection

2.A.1) South Tahoe Recycling Center

Public Health and Safety

7.B.2) El Dorado County Jail Expansion
7.D.1) IVGID Parks and Recreation Maintenance Building
7.K.1) Zephyr Cove Water System Upgrade
7.O.1) Quail Lake Water Company Water Storage Tank Wells
7.R.1) Talmont Resort I.D., Silver Tip Tank Replacement

Transportation Routes

12.A.6) CSLT - Pioneer Trail/Al Tahoe Blvd. Signal
12.A.7) CSLT - Al Tahoe/Johnson Blvd. Signal
12.C.1) El Dorado County Meyers Bikeway
12.C.2) El Dorado County Pioneer/Meyers Bikeway
12.E.1) NDOT Casino Core to Kingsbury Sidewalks
12.I.1) USFS-LTBMU Angora Road Rehabilitation
12.K.1) IVGID Recreation Center Bike Path and Bridge
12.D.1) KGID Laurel Lane cul de sac Improvement
February 1, 1993

To: Advisory Planning Commission

From: TRPA Staff

Subject: Status Report on Chapter 14, Community Planning, Relative to Boundary Line Adjustments and Alternative Plans

Proposed Action: The proposed amendments to Section 14.3 recommended by the Advisory Planning Commission and TRPA staff were not heard by the Governing Board in January. The Chairman of the Governing Board continued the item until February to give TRPA staff and the interested parties time to work out any problems. There is a meeting of the parties to discuss the proposed amendments scheduled for February 4, 1993. Staff will report the results of this meeting at the Advisory Planning Commission meeting.

Planning for the Protection of our Lake and Land