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 8, 1995, at the Horizon Casino Resort, U.S. Highway 50, Stateline, Nevada. The agenda for the meeting is attached hereto and made a part of this notice.

January 30, 1995

By: [Signature]
James W. Baetge
Executive Director

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.
All items on this agenda are action items unless otherwise noted.

AGENDA

I. CALL TO ORDER AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PUBLIC INTEREST COMMENTS (No Action)

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

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

IV. DISPOSITION OF MINUTES

V. PUBLIC HEARING AND RECOMMENDATIONS TO THE GOVERNING BOARD

A. Amendment of Chapter 4, Project Review and Exempt Activities, to Amend Delegation MOU With Placer County Relating to Residential Activities

B. Adoption of the 1995-1999 List of Additional Recreation Facilities Pursuant to Section 33.6

C. Adoption of the 1995-1999 List of Additional Public Service Facilities Pursuant to Section 33.7

D. South Tahoe Public Utility District, Future Facilities Connection Plan Draft EIR/EIS

VI. PLANNING MATTERS

A. Discussion of Proposed 1996 Threshold Evaluation Process

B. Discussion of Proposed Amendment of Rules of Procedure Regarding Project Review, Testimony and Role of Official Advisory Planning Commission Members
VII. REPORTS

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

VIII. ADJOURNMENT
MEMORANDUM

January 26, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Proposed Amendment to Chapter 4, Project Review and Exempt Activities, to Adopt Memorandum of Understanding Between TRPA and Placer County

Proposed Action

Recommend that the TRPA Governing Board amend Chapter 4 of the Code of Ordinances to exempt certain residential construction activities reviewed by Placer County from TRPA review.

Staff Recommendation

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

Description and Discussion

TRPA is required by the Tahoe Regional Planning Compact to regulate activities within the Tahoe Basin which may have a substantial effect on the natural resources of the Basin. The Compact, Article VI(a) allows TRPA to define what activities are exempt from TRPA review. This proposed amendment to Chapter 4 will provide for the review and approval of new single and multiple-family residential structures (4 units or less), and additions/modifications of existing residential structures within the limits of Placer County to be conducted by Placer County. As stated in the attached MOU, the County will be required to review these residential activities pursuant to all applicable TRPA Code requirements. With the understanding that all applicable TRPA regulations will be complied with and enforced by the County, the construction of new single and multiple-family structures (4 units or less), and additions/modifications of existing residential structures within the County shall be considered qualified exempt activities pursuant to Chapter 4 of the TRPA Code.

The Placer County Board of Supervisors will be holding a public hearing on February 7, 1995 to consider adoption of the proposed MOU.
Memo to the Advisory Planning Commission
MOU Between TRPA and Placer County
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Proposed Ordinance Amendment

Staff proposes to amend Chapter 4, Section 4.4 of the Code by amending the following section:

4.4.D NEW/SINGLE/MULTI/FAMILY/RESIDENTIAL Activities Within Placer County: As set forth in Appendix R to this Chapter.

Environmental Documentation

The proposed amendment provides for the review and approval by the County of certain residential activities pursuant to the terms of the MOU. In order to be considered qualified exempt under Chapter 4 of the TRPA Code all such activities conducted under the MOU must be consistent with the TRPA Regional Plan and Code of Ordinances. Staff has completed an Initial Environmental Checklist (IEC), and based on the checklist recommends a finding of no significant environmental effect.

Chapter 6 Findings

Section 6.5 of the TRPA Code of Ordinances requires TRPA to make four findings to amend the Code of Ordinances. These findings, and brief statements of fact and rationales upon which the findings are based, are set forth below.

A. The project (ordinance) 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;

The activities described in the proposed MOU will be reviewed, approved and inspected by the County consistent with the provisions of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and the Code. The MOU will allow for better utilization of County and TRPA staff time as well as avoid the duplicative review process currently experienced by the County, TRPA and the public. The proposed MOU is consistent with, and will not adversely affect implementation of the Regional Plan.

B. The project (ordinance) will not cause environmental thresholds to be exceeded;

Activities undertaken pursuant to this MOU will still be consistent with the provisions of the Regional Plan and Code. The activities will be reviewed by the County in accordance with all applicable TRPA regulations and are limited to only new single and multiple-family structures (4 units or less), and additions/modifications of existing residential structures.

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Memo to the Advisory Planning Commission
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All land capability and existing coverage verifications, BMP requirement determinations, and a review of previous TRPA actions affecting the subject application will be conducted by TRPA staff. Residential activities which currently require Governing Board review, a scenic analysis, or which involve unusual circumstances, as determined by TRPA, shall be reviewed by TRPA and are not exempt under the MOU. 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 (ordinance) meets or exceeds such standards:

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.

Article VI(a) Findings

Article VI(a) states,

The Agency shall prescribe by ordinance those 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.

As discussed above, all activities undertaken pursuant to this MOU will be reviewed and inspected consistent with the Regional Plan package, including the TRPA Code and Plan Area Statements. The proposed MOU will not result in an increase in development since all activities will be subject to the residential allocation system. Based on the fact that these activities will be consistent with the Regional Plan and the limitations set forth in the MOU, the proposed Code amendment will not have a substantial effect on the land, water, air, space, or other natural resources in the region.
Memo to the Advisory Planning Commission
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Ordinance 87-8 Findings

Subsection 2.40 of Ordinance 87-8 requires TRPA to make one of several findings in order to amend the Code of Ordinances. The applicable required finding, and brief statement of fact and rationale upon which the finding can be made, is set forth below.

A. The provision to be amended has been shown through experience to be counter-productive or ineffective and the amendment is designed to correct the demonstrated problem and is an equal or better means of implementing the Regional Plan Package and complying with the Compact.

The review and inspection of single and multiple-family residential activities is currently conducted by both the County and TRPA pursuant to each of their respective regulations. Consequently each Agency reviews the same set of construction plans and performs numerous site inspections for the same project. This duplicative process not only consumes a considerable amount of time for both agencies, but also requires substantial coordination in terms of permit conditions and the review and inspection process in general. It is the desire of both agencies to provide a regulatory structure which is consistent and makes the most efficient use of public resources. As stated above, all activities undertaken pursuant to this MOU will be reviewed and inspected in accordance with both County and TRPA regulations. In addition, Subsection 2.50 of Ordinance 87-8 provides that the finding(s) required by Subsection 2.40 are not intended to limit TRPA's authority to add policies or ordinances to make existing policies and ordinances more effective. The proposed ordinance amendment and MOU provides for an equal or better, as well as a more effective means of implementing the Regional Plan Package and complying with the Compact.

Please contact Jerry Wells, Deputy Director, at (702) 588-4547 if you have any comments or questions on this agenda item.
MEMORANDUM OF UNDERSTANDING
BETWEEN TAHOE REGIONAL PLANNING AGENCY AND
PLACER COUNTY

February 1995

This Memorandum of Understanding is entered into this ______ day of February 1995, by and between the TAHOE REGIONAL PLANNING AGENCY (TRPA), through its Executive Director as authorized by the Governing Board, and PLACER COUNTY (COUNTY), by and through its Chairman of the Board of Supervisors, as authorized by the Board of Supervisors.

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. All activities undertaken by COUNTY pursuant to the 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.

This MOU sets forth the responsibilities of the parties with regard to the processing of permits for new construction of single or multiple-family residential structures (four units or less), and additions/modifications of existing residential structures, in accordance with the desire of the parties to provide a regulatory structure which is consistent with the most efficient possible use of public resources.

RECITALS

A. TRPA is required by the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, Cal. Govt. Code 66801; NRS 277.200) to regulate activities within the Tahoe Basin which may have a substantial effect on the natural resources of the Basin. The bistate Compact, Article VI(a) requires TRPA to define which activities are exempt from TRPA review and approval.

B. Given the existing comprehensive regulatory structure of COUNTY as it pertains to construction of residential structures within the County of Placer, and consistent with the mandate of the Compact to defer land use regulation to local government wherever feasible, COUNTY and TRPA agree that COUNTY shall review construction of new single and multiple-family structures (four units or less), and additions/modifications to existing single and multiple-family structures to be constructed within the COUNTY limits of Placer County. Such review by COUNTY shall include application of all applicable TRPA regulations to residential construction projects otherwise subject to TRPA review. As long as the applicable TRPA regulations are being complied with and enforced, such activities shall be deemed a qualified exempt activity under TRPA regulations.
IT IS NOW THEREFORE UNDERSTOOD AND AGREED BY THE PARTIES:

1. With the exception of those applications requiring TRPA Governing Board approval (Chapter 4, Appendix A), all applications for residential additions/modifications and new construction of single and multiple-family residential structures (four units or less), including Qualified Exempt residential activities, located within the County limits are hereby exempt under Chapter 4 of the TRPA Code and shall be reviewed by COUNTY.

2. COUNTY shall administer, in accordance with the provisions of this agreement, all standards of the TRPA Code as applicable to construction of residential projects, as authorized by this MOU.

COUNTY shall utilize the TRPA Project Review Conformance Checklist and Procedural Guidelines in its review of projects, as authorized by this MOU.

All applications for coverage and/or development right transfers/banking and subdivisions, including lot line adjustments, shall continue to be reviewed and approved by TRPA.

3. COUNTY shall be authorized to collect application and mitigation fees, security deposits, and other designated fees on behalf of TRPA in accordance with fee schedules to be provided to COUNTY by TRPA. Such fee schedules shall be sufficient in detail to provide specific information concerning fee calculation to assist COUNTY in performing fee collection activities. Furthermore, COUNTY shall be authorized to retain a percentage of all application fees collected to offset COUNTY's costs of administering the provisions of this MOU. Such percentage shall be mutually agreed upon in writing by TRPA and COUNTY, and may be amended from time to time by mutual agreement of the TRPA Executive Director and the Chairman of the Board of Supervisors.

All mitigation fees collected by COUNTY on behalf of TRPA pursuant to this MOU shall be paid to TRPA on a monthly basis under procedures mutually agreed upon by the finance officers of the parties hereto.

4. Prior to COUNTY receiving any applications for new single-family residential projects as authorized by this MOU, the property owner/applicant shall secure from TRPA an IFES score and allowable coverage verification. Said verification shall be obtained in written form from TRPA to be submitted to COUNTY by the applicant. Prior to COUNTY receiving any applications for projects involving additions or modifications to existing single-family or multiple-family residential structures, or new multiple-family residential structures (four units or less), TRPA will conduct a site assessment of the subject site to verify the Bailey land capability classification, existing coverage, prior TRPA actions affecting the subject parcel, and/or BMP and scenic review requirements.

5. Nothing in this MOU shall be construed to limit the authority of COUNTY to administer state or local regulations or to impose reasonable conditions of approval on any application. Further, nothing in this MOU shall be deemed to limit the land use regulatory powers of either COUNTY or TRPA.

6. The COUNTY staff and TRPA staff shall review quarterly the implementation of this MOU and shall report to their respective governing boards on the results of such review.
7. In carrying out the intent of this MOU, COUNTY and TRPA shall adhere to all provisions contained within TRPA Code Chapter 38 relating to accounting and tracking of coverage, allocations, and any other applicable procedures. All project accounting and tracking shall be completed by COUNTY and transmitted to TRPA to be included in its permanent accounting and tracking records. In carrying out the provisions of this MOU, COUNTY shall utilize tracking forms provided by TRPA to record all inspections, verifications, and other project review activities. COUNTY shall submit completed tracking forms to TRPA on a monthly basis.

8. COUNTY shall perform compliance inspections to ensure that the residential projects and Qualified Exempt activities permitted under this MOU are constructed in accordance with the plans previously submitted and approved.

COUNTY shall have authority and responsibility to take any and all administrative steps to enforce the standards of the TRPA Code as authorized by this MOU, including the processing of Code violations involving unpermitted residential activities. Upon discovery of a TRPA Code violation, COUNTY shall immediately notify the TRPA Environmental Compliance Division in writing to coordinate compliance procedures. Settlements of TRPA Code violations involving civil penalties must be approved by TRPA. If a TRPA Code violation cannot be resolved at the County Building Department staff level, COUNTY shall contact TRPA to institute TRPA’s formal notice of violation procedure.

Upon final inspection, if the project has been constructed in accordance with the permit, COUNTY shall be authorized to release the security deposit to the project applicant.

In the event an applicant desires to appeal any administrative action or decision on the part of COUNTY dealing with TRPA regulations, such appeal shall be to TRPA.

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

10. This MOU shall continue until sixty (60) days' written notice of termination is given by either party. Both parties hereby agree to cooperate in good faith to carry out the provisions of this MOU to achieve the objectives set forth in the Recitals herein.

11. None of the duties set forth in this MOU shall be assigned, transferred, or subcontracted by COUNTY without the prior written approval of TRPA.

PLACER COUNTY

Dated: ____________________________

Ron Lichau, Chairman
Placer County Board of Supervisors

TAHOE REGIONAL PLANNING AGENCY

Dated: ____________________________

James W. Baetge
Executive Director
MEMORANDUM

January 24, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Adoption of the 1995-1999 List of Additional Recreation Facilities Pursuant to Section 33.6

Proposal Action: Staff requests the APC review the new and amended projects proposed for inclusion on the 1995-1999 Five-Year List of Additional Recreation Facilities and recommend approval of the list and accompanying adopting resolution to the Governing Board.

Please note: In the interest of conserving paper, the cost of printing, and postage, only new projects and appendices are included in this packet. Staff will have complete copies of the Five-Year List available for review at the APC meeting.

Recommendation: Staff recommends that the Advisory Planning Commission conduct the public hearing and, based on its outcome, recommend to the Governing Board approval of the 1995-1999 Five-Year List of Additional Recreation Facilities.

Background: Section 33.6 of the Code of Ordinance 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 20-year target for outdoor recreation.

Currently, TRPA, in conjunction with the Tahoe Coalition of Recreation Providers (TCORP), is in the planning process of preparing a recreation master plan. Once the list is adopted, TRPA intends to use the master plan in lieu of the Five-Year list process in the review of recreation projects to ensure consistency. The plan is in the data gathering and analysis stages.

Discussion: This year, eleven (11) new projects have been added to the list and 34 previously listed projects have been amended. New projects are identified in Section II.A (projects requiring PAOTS) and Section III.A (those
which do not). The majority of amended projects pushed back project
collection dates. Six recreation projects were completed in 1994 and have
been removed from the list. They include IVGID's Championship Golf Course
Driving Range Improvements, Douglas County's Kahle Community Park, and
additional segments of the Tahoe Rim Trail. A listing of all completed
projects can be found in Appendix E.

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
permits must be found to be consistent with all applicable elements of the
Regional Plan prior to project approval.

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 additions of new projects to the list for future consideration is consis-
tent with the Regional Plan.

Staff will begin this item with a brief presentation. Please contact John
Hitchcock at (702) 598-4547 if you have any questions or comments on this
agenda item.
Regional Plan for the Lake Tahoe Basin

Five Year List of Public Service Facilities
1995-1999

February 1995
Type of Use: Day Use Area/Participant Sports Facilities

Project Title: Outdoor Skating Rink

Description and Need: An outdoor skating area would be established on an existing parking lot and not require any new facilities.

PAS: 055, East Shore Recreation

Location: Lake Tahoe State Park, Sand Harbor Unit

Applicant: Nevada Division of State Parks

Construction Year: Unknown at this time  PAOT Need: Not applicable

Eligibility Findings:

There is a need for the project: There is not an outdoor skating area in the basin or around this part of the Region. The facilities exist to support this activity at Sand Harbor.

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: Not applicable. This project's location is not within a Community Plan Area.
Type of Use: Day Use Area

Project Title: Paradise Avenue Neighborhood Park

Description and Need: Five lots which currently have residential structures on them will be razed and revegetated to allow neighborhood recreation use. One structure will remain for a meeting room. Picnic tables, sand volleyball courts, game court, and a small play apparatus unit will encourage neighborhood family recreation.

PAS: 092 Ski Run/Pioneer Residential

Location: Paradise Avenue (between Ski Run Boulevard and Sonora Avenue, South Lake Tahoe, CA)

Applicant: CSLT Parks and Recreation Department

Construction Year: 1996-97

PACT Need: Not Applicable

Eligibility Findings:

There is a need for the project: The project is part of the City’s Capital Improvement Program and Recreation Facilities 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: Not Applicable. The proposed location is not within a community plan area.
Type of Use: Beach Recreation

Project Title: Burnt Cedar Beach Bathroom and Concession Remodel

Description and Need: Interior remodel of existing concession facility and covering of existing enclosed outdoor dressing facilities at the existing Burnt Cedar Beach.

PAS: 037, Lakeview Residential

Location: Burnt Cedar Beach, 665 Lakeshore Boulevard, Incline Village, NV

Applicant: IVGID

Construction Year: 1995

FAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: The project is part of IVGID's adopted Capital Improvement Program.

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: Not Applicable. The proposed location is not within a community plan area.
Type of Use: Beach Recreation

Project Title: Group Barbecue Area

Description and Need: Construction of a covered group barbecue area at Incline Beach.

PAS: 048, Incline Village Tourist

Location: Incline Beach, 967 Lakeshore Drive, Incline Village, NV

Applicant: IVGID

Construction Year: 1996-97

PROT Need: Not Applicable

Eligibility Findings:

There is a need for the project: The project is part of IVGID's adopted Capital Improvement Program

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 the commencement of construction activities.
Type of Use: Beach Recreation

Project Title: Incline Beach Bathroom and Concession Remodel

Description and Need: Interior remodel of existing concession facility and covering of existing enclosed outdoor dressing facilities at existing Incline and Ski Beaches.

PAS: 048, Incline Village Tourist

Location: Incline and Ski Beaches, 967 Lakeshore Drive, Incline Village, NV

Applicant: IVGID

Construction Year: 1995

PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: Complaints by users of beaches that concession stand is too slow because of design inadequacies. Complaints by users of inadequate dressing room space and facilities. The project is also part of IVGID's adopted Capital Improvement Program.

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 the commencement of construction activities.
Type of Use: Participant Sports Facility

Project Title: Incline Village Rollerblade Park

Description and Need: Construction of a new 13,000 square foot rollerblade rink

PAS: 048, Incline Village Tourist

Location: 980 Incline Way, Incline Village, NV

Applicant: IVGID

Construction Year: 1997

PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: This project is part of IVGID's adopted Capital Improvement Program and will provide alternative recreation facility to skaters/rollers as compared to driving to the nearest facility in Carson City, Nevada.

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 the commencement of construction activities.
Type of Use: Participant Sports Facility

Project Title: Incline Village Skateboard Park

Description and Need: Construction of a new concrete skateboard park with restroom facilities.

PAS: 048, Incline Village Tourist

Location: 964 Incline Way, Incline Village, NV

Applicant: IVGID

Construction Year: 1995

PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: This project is part of IVGID's adopted Capital Improvement Program and has been requested by individual citizens and organized groups within 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 the commencement of construction activities.
Type of Use: Recreation Center

Project Title: IVGID Recreation Center Outdoor Jacuzzi

Description and Need: Construct a 400 square foot outdoor jacuzzi at the existing IVGID Recreation Center.

PAS: 048, Incline Village Tourist

Location: IVGID Recreation Center, 980 Incline Way, Incline Village, NV

Applicant: IVGID

Construction Year: 1995  PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: Customer surveys at the Recreation Center and Diamond Peak Ski Resort indicate that a jacuzzi is one of the most requested amenities.

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 the commencement of construction activities.
Type of Use: Riding and Hiking Trails

Project Title: Western States Trail to Tahoe Rim Trail Connection

Description and Need: This trail would connect the existing Western States Trail with the Tahoe Rim Trail. Approximately 1200 feet of trail would be within the Basin.

PAS: 004, Burton Creek Conservation

Location: T16N R16E Section 24; Burton Creek Plan Area

Applicant: USDA Forest Service, Tahoe National Forest

Construction Year: 1996

Eligibility Findings:

There is a need for the project: This project is part of the dispersed Recreation Travelways Program of the USDA Forest Service, (Tahoe National Forest).

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: Not Applicable.

The project's location is not within a Community Plan Area.
Type of Use: Riding and Hiking Trails

Project Title: Marlette Lake Mountain Bike Trail

Description and Need: Construct a new mountain bike trail of approximately six (6) miles in length from the Spooner Lake Day Use Area to the Marlette Lake/Flume Trail Area. The existing North Canyon Trail is currently heavily used by mountain bikers, hikers, and equestrians. The increased use levels have resulted in an activity mix and level that is creating resource and safety concerns.

PAS: 056 and 057, Marlette Lake Conservation and Spooner Lake Recreation

Location: Lake Tahoe Nevada State Park/Spooner Lake Unit

Applicant: Nevada Division of State Parks

Construction Year: 1996

PAOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: Changes in use since the development of the park master plan have resulted in this project. The project will be part of a park master plan amendment prior to development. The master plan is not a TRPA-adopted document.

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: Not applicable. The project’s location is not within a Community Plan Area.
Type of Use: Participant Sports Facilities

Project Title: TCPUD Athletic Fields

Description and Need: Construction of athletic fields for group sports activities such as baseball and soccer.

PAS: 012, North Tahoe High School Recreation

Location: Highlands subdivision, Tahoe City, CA

Applicant: TCPUD

Construction Year: 1995-96

PHOT Need: Not Applicable

Eligibility Findings:

There is a need for the project: A need for this project was established through extensive surveys, questionnaires of existing participant sports users and general public.

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; Not applicable. The project’s location is not within a Community Plan Area.
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.

   **PAS:** 0708 -- Rabe

   **Location:** Elk Point Road, Round Hill, NV

   **Applicant:** Lawyers' Title

   **Construction Year:** 1993

   **PAOT 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:** A concessionaire operating under agreement with Ski Homewood and the U.S. Forest Service would transport skiers to 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)

   **PAOT need:** Undetermined (Winter Day Use)

   **Issue/Problem:** This is an expansion of new skiing terrain beyond the existing facility. A Ski Area Master Plan must first be prepared in accordance with Chapter 16 and approved by TRPA.
3. **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.

4. **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

**PAOT 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.
5. **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

**PAOT 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.

6. **Type of Use:** Water Oriented Outdoor Recreation Concessions

**Project Title:** Kayak Concession

**Description and Need:** Storage facility area 50' x 30', building to store accessories.

**PAS:** N/A

**Location:** N/A

**Applicant:** Steve Lannoy

**Construction Year:** 1994

**PAOT need:** May need summer day use PAOTs

**Issue/Problem:** Project site is currently located at Camp Richardson. Due to parking concerns, the operation is limited. Applicant is pursuing another location for the use. Location has not been located, therefore the project cannot be added to the Recreation List.

7. **Type of Use:** Boat Launch Facility (Buoys Accessory Use)

**Project Title:** Carnelian Bay Boat Launch Facility

**Description and Need:** Add a boat launch facility to District controlled property.
8. **Type of Use:** Boat Launch Facilities (Boat Ramp/Buoys Accessory Use)  
   **Project Title:** Coon Street Boat Ramp Expansion  
   **Description and Need:** Expansion of an existing ramp and addition of mooring buoys.

9. **Type of Use:** Group Facilities  
   **Project Title:** Flying "F" Dude Ranch  
   **Description and Need:** Develop a new recreation vacation resort offering activities typical of a western "Dude" ranch to organized groups including, but not limited to, horseback/snowmobile tours, chuck wagon barbecues, fire pit, bunk house accommodations, and similar and/or appropriate outdoor western theme activities.

   **PAS:** 080, Kingsbury Drainage Conservation  
   **Location:** Lot 22, Section 10, T13N 1219E, MDB and Terminus Street Kimberly Peak Trail  
   **Applicant:** Basin Strategies  
   **Construction Year:** 1995
PAOT need: 25 overnight

**Issue/Problem:** Not enough information to determine if project is a Group Facilities use.

10. **Type of Use:** Riding and Hiking Trails

**Project Title:** Diamond Peak Summer Activities

**Description and Need:** Implementation of mountain biking and summer lunch program at Diamond Peak Ski Area.

**PAS:** 052, Incline Ski Recreation

**Location:** Diamond Peak Ski Area, Incline Village, Nevada

**Applicant:** Incline Village General Improvement District

**Construction Year:** 1995

**PAOT need:** Not applicable

**Issue/Problem:** Mountain biking and summer lunch programs are not included in adopted Ski Area Master Plan.
APPENDIX D. PROJECTS 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
   **PAOTs 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
   **PAOT 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:** Developed Campground, Beach Recreation, Group Facilities, Outdoor Recreation Concessions, Marina
   **Project Title:** Round Hill 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 plans to issue a new prospectus for the operator/redevelopment of Round Hill Pines Resort in 1995.

PAS: 068, Round Mound

Location: Round Hill Pines Resort, NV

Applicant: USDA Forest Service

Construction Year: Undetermined

PAOT need: Undetermined

4. 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

5. 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. Environmental analysis completed in 1993. Master Plan expected to be completed in 1996.

PAS: 127, Camp Richardson

Location: Camp Richardson, CA

Applicant: USDA Forest Service

Construction Year: 1995 (per master plan)
6. **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 LTHMU 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. Expected completion date of EIS is 1994.

**PAS:** Various

**Schedule:** 1993 (plan completion)

**Applicant:** USDA Forest Service

7. **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

8. **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 BMF's including paved parking and restore SEZ. Phase II rehabilitation of campground portion of resort scheduled to begin 1995.

**PAS:** 066, Zephyr Cove

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

**Applicant:** USDA Forest Service

**Construction Year:** 1995

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

**Project Title:** Logan Shoals Vista

D - 3
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

10. 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: 1993-95

11. 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

12. 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: 1448, Lily/Angora Lakes
Location: Glen Alpine Springs, CA
Applicant: USDA Forest Service
Construction Year: 1993+

13. **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

14. **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

15. **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
16. **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

17. **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**: 1994-96

18. **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
19. **Type of Use:** Marina Expansion

**Project Title:** Tahoe Boat Company Marina Expansion

**Description and Need:** The Tahoe Boat Company's existing facility consists of the 159 slip marina and the Round House Mall and approximately 89 buoys. The proposal is to add 300 boat slips to the marina. A master plan is required for a major expansion.

**PAS:** 001A, Tahoe City

**Location:** 700 North Lake Boulevard, Tahoe City, CA

**Applicant:** John Kearns, K&C Marine

**Construction Year:** 1994-96

**PAOT Need:** 300 summer day use

20. **Type of Use:** Marina Expansion

**Project Title:** Fallen Leaf Lake Community Area Marina Expansion

**Description and Need:** Reconfigure floating docks, add 104 new boat slips, renovate general store and add new parking. Marina expansion requires a master plan. The general store construction and new addition of parking is not required to be on the Recreation List.

**PAS:** 145

**Location:** South end of Fallen Leaf Lake

**Applicant:** Fallen Leaf Lake CSD

**Construction Year:** 1996-97

**PAOT Need:** 44 summer day use

21. **Type of Use:** Marina Expansion

**Project Title:** Ski Run Marina Public Pier Extension

**Description and Need:** Expansion of existing pier 1,000 feet.

**PAS:** 091

**Location:** Ski Run Marina

**Applicant:** Ski Run Marina

**Construction Year:** 1995-97

**PAOT Need:** N/A
APPENDIX E

COMPLETED RECREATION FACILITIES PROJECTS

Projects Requiring PAOT Allocations

II.B.7) Douglas County Kahle Community Park (1994)
II.B.13) USDA Forest Service, Fallen Leaf Lake Public Boat Launch (1993)
II.B.14) Zephyr Point Presbyterian Conference Center (1994)
II.B.28) USDA Forest Service Various Segments of the Tahoe Rim Trail (1994)
II.B.30) CTC Kings Beach Recreational Entertainment Project (1994)

Projects Not Requiring PAOT Allocations

III.A.2) Alpine Meadows Scott Meadow Water Well Development (1993)
III.A.18) Nevada Division of State Parks, Cave Rock Boat Launch Rehabilitation (1993)
III.B.6) IVGID Championship Golf Course Driving Range Improvements (1994)
III.B.29) USDA Forest Service Angora Trailhead Rehabilitation (1993)
III.B.30) USDA Forest Service East Shore Beach Trailhead/Trails (1993)
III.B.31) USDA Forest Service Hell Hole Loop Trail (1993)
III.B.32) USDA Forest Service Kiva Picnic Area Rehabilitation, Master Plan (1993)
III.B.33) USDA Forest Service Lake Tahoe Visitor Center and Stream Profile Chamber Rehabilitation - Phase II (1993)
III.B.34) USDA Forest Service Rabe Meadow Interpretive Trail (1993)
January 24, 1995

To: TRPA Advisory Planning Commission
From: TRPA Staff
Subject: Adoption of the 1995-1999 List of Additional Public Service Facilities Pursuant to Section 33.7

Proposed Action: Staff requests the APC review the new and amended projects proposed for inclusion on the 1995-1999 Five-Year List of Additional Public Service Facilities and recommends approval of the list and accompanying adopting resolution to the Governing Board.

Staff Recommendation: Staff recommends that the Advisory Planning Commission conduct the public hearing and, based on its outcome, recommend to the Governing Board approval of the 1995-1999 Five-Year List of Additional Public Service Facilities.

Please note: In the interest of conserving paper, the cost of printing, and postage, only new projects and appendices are included in the packet. Staff will have complete copies of the Five-Year List available at the APC meeting.

Background: Section 33.7 of the Code of Ordinances requires TRPA to prepare a Five-Year List of Additional Public Service Facilities annually. The list is to be adopted by the Governing Board. The list serves as a regional public service planning and coordination tool in lieu of a public service master plan.

Streamlining Efforts: During the adoption of the 1994-1998 Public Service List last year, the Governing Board directed staff to streamline the Public Service and Recreation Lists. Although staff has not been able to streamline the process this year, staff has initiated the process of preparing the Integrated Environmental Improvement Program (IEIP) which will lay the framework for all improvement projects in the Basin. The IEIP is expected to include a public service/infrastructure element which could be used during the project review process to ensure consistency. This could replace the Five-Year list process once the IEIP is completed.
Memorandum to Advisory Planning Commission
Adoption of 1995-1999 Public Service List
Page 2

Summary of Public Service Projects Completed During 1994: Only five (5) pro-
jects were completed in 1994. They include the USFS Fallen Leaf Complex
Water System, TCPUD Offices, KGIS Ozone Disinfection Addition, and CSLT Fire
Station Facility. Appendix E of the list is a more complete list of those
projects that have been completed over the three (3) years.

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
permits must be found to be consistent with all applicable elements of the
Regional Plan prior to project approval.

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

The addition of new projects to the list for future consideration is consis-
tent with the Regional Plan.

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

Five Year List of Additional Recreation Facilities 1995-1999

Dispersed Recreation  Developed recreation  Urban Recreation

TAHOE REGIONAL PLANNING AGENCY

February 1995
Type of Use: Transportation Routes

Project Name: S.R. 28 Pavement Overlay and Erosion Control
Description: The project consists of milling 3 inch of pavement full roadway width and replacing it with 3 inch new plant mix with a 3/4 inch overlay. Some of the unpaved shoulders will be paved to improve water quality. In the Incline Village area a total of 3,000 linear feet will be widened 1-2 feet to maintain a consistent 4 foot shoulder to be designed as a bike lane.

Applicant: NDOT
Location: S.R. 28 right-of-way from Spooner Summit to Mount Rose Highway intersection.
PAS: 037, Lakeview Residential; 038, Wood Creek Residential; 044, Fairway Residential; 045, Incline Village Commercial; 046, Incline Village Residential; 048, Incline Village Tourist; 049, Mill Creek Residential; 050, Mt. Shadows; 054, Incline Village Industrial; 055, East Shore Recreation; and 057, Spooner Lake.

Construction Date: 1995
Cost: $6,700,000

Eligibility Findings:

There is a need for the project: The project is needed to rehabilitate the existing road which is deteriorated. roadway runoff and erosion needs to be brought up to new standards to maintain current water quality standards. Shoulder paving will provide for bicycle lanes along certain roadway segments.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Transportation routes 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 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: This project is consistent with the TRPA RTP-AQP Capital Improvement Program policies.

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: Washoe county Community Plans are expected to be adopted in 1995. Water quality improvements are addressed in the Community Plan.
Type of Use: Transportation Routes

Project Name: S.R. 28 Left Turn Pocket and Lanes
Description: Add left turn lanes on S.R. 28 at the following locations: Ponderosa Ranch Entrance, Sweetwater Road, and the east intersection of Northwood/Southwood Boulevard. This will require widening the roadway to 12 feet.

Applicant: NDOT
PAS: 044, Fairway Residential; 045, Incline Village Commercial; 049, Mill Creek Residential; 054, Incline Village Industrial; and S.R. 28 right-of-way

Construction Date: 1995
Cost: $80,000

Eligibility Findings:

There is a need for the project: Due to traffic volumes and turning movements, IVGID requested NDOT to add left turn lanes at various intersections on S.R. 28 to reduce the numbers of traffic accidents from vehicles turning left, and to improve air quality. The improvements are recommended in TRPA's Regional Transportation Plan-Air Quality Plan.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Transportation routes 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 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: The project is consistent with TRPA's RTP-AQP Capital Improvement Program.

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. These projects are located in the Washoe County Community Plan area. The improvements are included in the Washoe County Community Plan which is expected to be adopted in 1995.
Type of Use: Transportation Routes

Project Name: Pedestrian/Bicycle Path Improvements

Description: Construct new pedestrian/bicycle paths in various locations in Incline Village.

Applicant: IVGID

PAS: 041, Incline Village #3 Residential; 044, Fairway Residential; 045, Incline Village Commercial; 046, Incline Village Residential; and 048, Incline Village Tourist

Construction Date: 1995-96

Cost: $965,000

Eligibility Findings:

There is a need for the project: Pedestrian/bicycle path improvements are consistent with TRPA's RTP-AQP Capital Improvement Program policies.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Transportation routes 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 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: These projects are consistent with the policies in the RTP-AQP Capital Improvement Program.

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. These projects are recommended improvements in the Washoe County Community Plans, expected to be adopted in 1995.
Type of Use: Public Health and Safety Facilities

Project Name: Wastewater Treatment Plant Clarifier

Description: Construct a third clarifier to allow adequate hydraulic detention time of influent during peak visitor periods

Applicant: IVGID

Location: APN 130-010-08

PAS: 054; Incline Village Industrial

Construction Date: 1999

Cost: $1,000,000

Eligibility Findings:

There is a need for the project: Project is necessary to operate WWTP efficiently and effectively during peak visitor periods.

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 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: Not applicable.

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: The Community Plan document is expected to be adopted in 1995, prior to commencement of project construction.
Type of Use: Local Public Health and Safety Facilities

Project Name: Gardner Mountain Tank
Description: Replace tanks with new larger tanks for improved reliability and fire protection. Increase existing capacity from 420,000 gallons to 520,000 gallons.
Applicant: STPUD
Location: 129; Fallen Leaf North Recreation
PAS: 1997
Construction Date: $300,000
Cost: Eligibility Findings:

There is a need for the project: The facility must be upgraded to meet minimum storage, reliability and fire flow requirements as specified in the California Waterworks standards and as mandated by the California Department of Health Service.

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 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: Not applicable.

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: Not applicable.
Type of Use: Pipelines and Power Transmission

Project Name: Upgrade Water Pump Stations 4-1 and 5-1
Description: Replacement of existing pumps and controls with larger pumps and installation of larger pipeline to connect the two (2) pump stations. Pump Station 5-1 is located at Diamond Peak Ski. Pump station 4-1 is located off-site. Listed on Public Service List because existing pumps also serve residential users. Increase existing capacity from 1,700 gpm to 3,000 gpm.

Applicant: IVGID
Location: APNs 126-210-02 and 126-010-60, Incline Village, NV
PAS: 052;
Construction Date: 1996
Cost: $230,000

Eligibility Findings:

There is a need for the project: Existing facilities cannot meet water demands during peak snowmaking periods. Capacity requirements based on snowmaking capacity described in Diamond Peak Ski Area (formerly Ski Incline) Master Plan.

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: Not applicable.

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: Not applicable. The project location is not within a community plan area.
<table>
<thead>
<tr>
<th>Type of Use:</th>
<th>Government Offices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>California Highway Patrol Area Office Relocation</td>
</tr>
<tr>
<td>Description:</td>
<td>Relocation and expansion of the California Highway Patrol area office. Facility to include a 11,500 square foot building, covered carports, fuel island, underground storage tank, emergency generator, and a communications tower.</td>
</tr>
<tr>
<td>Applicant:</td>
<td>California Highway Patrol</td>
</tr>
<tr>
<td>Location:</td>
<td>APN 25-010-41, South Lake Tahoe, California</td>
</tr>
<tr>
<td>PAS:</td>
<td>098; Bijou/Al Tahoe Commercial/Public Service</td>
</tr>
<tr>
<td>Construction Date:</td>
<td>Unknown at this time</td>
</tr>
<tr>
<td>Cost:</td>
<td>Unknown at this time</td>
</tr>
</tbody>
</table>

Eligibility Findings:

There is a need for the project: The current 26-year old facility lacks adequate office, storage, and parking spaces to accommodate assigned personnel. The new area office will meet the current and future needs of the California Highway Patrol.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Government offices 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: Not Applicable

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. The Bijou/Al Tahoe Community Plan is expected to be adopted in 1995. This community plan area is also designated as a preferred area for public service uses.
Type of Use: Transportation Route

Project Name: Barton Meadow Bicycle Trail Relocation
Description: Relocation of existing Class I bicycle trail out of stream environment zone into higher capability land

Applicant: City of South Lake Tahoe
Location: APNs, 31-030-04, 13, 14, 19 and 20, South Lake Tahoe, California
PAS: 100 and 103; Truckee Marsh Conservation and Sierra Tract Commercial

Construction Date: 1996
Cost: $150,000

Eligibility Findings:

There is a need for the project: Relocation of existing class I bicycle trail is a requirement of the original permit issued in 1989.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Transportation routes 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 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: This project is consistent with the TRPA RTP-AQP Capital Improvement Program policies.

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: Not Applicable. This proposed location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: Iroquois Tank
Description: Replace existing tank with new larger tank for improved reliability and fire protection. Increase existing capacity from 393,000 gallons to 535,000 gallons.

Applicant: STPUD
Location: APN 34-162-11, El Dorado County
PAS: 122; Tahoe Paradise-Paradise Recreation
Construction Date: 1998
Cost: $250,000

Eligibility Findings:

There is a need for the project: The facility must be upgraded to meet minimum storage, reliability and fire flow requirements as specified in the California Waterworks standards and as mandated by the California Department of Health Services.

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 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: Not applicable.

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: Not applicable. The proposed location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: Flagpole Second Tank
Description: Construct additional water tank to supplement existing tank for improved reliability and fire protection. Proposed new tank has a capacity of 100,000 gallons.

Applicant: STFUD
Location: APN 35-010-11, El Dorado County, California
PAS: 130; Angora Ridge Conservation
Construction Date: 1998
Cost: $200,000

Eligibility Findings:

There is a need for the project: The facility must be upgraded to meet minimum storage, reliability and fire flow requirements as specified in the California Waterworks standards and as mandated by the California Department of Health Services.

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 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: Not applicable.

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.

7.I.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. Not applicable. The project location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: Angora Highlands Tank
Description: Replace existing water tank with new larger tank for improved reliability and fire protection.
Applicant: STPUD
Location: APN 32-060-13, El Dorado County, California
          130; Angora Ridge Conservation
Construction Date: 1996
Cost: $150,000

Eligibility Findings:
There is a need for the project: The facility must be upgraded to meet minimum storage, reliability and fire flow requirements as specified in the California Waterworks standards and as mandated by the California Department of Health Services.

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 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: Not applicable.

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.

7.I.11

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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. Not applicable. The project location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: Bakersfield Well
Description: Construct new water production well including well house, piping, and related equipment.

Applicant: STPUD
Location: APN 34-811-05, El Dorado County, California
PAS: 124; Meyers Residential
Construction Date: 1995
Cost: $250,000

Eligibility Findings:

There is a need for the project: Provide minimum supply requirements as specified in the California Waterworks standards and as mandated by the California Department of Health Services.

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 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: Not applicable.

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: Not applicable. The project location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: Arrowhead No. 3 (Henderson) Well

Description: Construct new water production well including well house, piping, and related equipment.

Applicant: STPUD

Location: 138; Tahoe Paradise Nahane Residential

PAS: 1995

Construction Date: 1995

Cost: $250,000

Eligibility Findings:

There is a need for the project: Provide backup supply requirements as specified in the California Waterworks standards and as mandated by the California Department of Health Services.

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 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: Not applicable.

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: Not applicable. The project location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: Redrill Helen Well

Description: Redrill existing water well to offset lost production due to aging and to accommodate future growth.

Applicant: STPUD

Location: APN 31-044-31 and 41, South Lake Tahoe, California

PA5: 108; Winnemucca Residential

Construction Date: 1998

Cost: $250,000

Eligibility Findings:

There is a need for the project: Wells lose production due to aging and growth is likely to occur in this area in the future.

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 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: Not applicable.

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: Not applicable. The project location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: McKinney Well No. 3
Description: Installation of new water production well and transmission line to serve existing residential area.
Applicant: TCPUD
Location: APN 97-050-32 and Placer Way right-of-way, Placer County, California
PAS: 152/156; McKinney Lake Conservation and Chambers Landing Residential
Construction Date: 1995
Cost: $300,000

Eligibility Findings:

There is a need for the project: Provide groundwater source to further eliminate the need for existing surface water supply. Tie in new well source to existing storage facility for regional fire support.

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 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: Not applicable.

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: Not applicable. The project location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: Water Well
Description: Drill a new water well to meet the increased water demand.
Applicant: Tahoe Cedars Water Company
Location: APN to be determined, Placer County, California
PAS: 154; Tahoma Residential
Construction Date: 1995
Cost: $90,000

Eligibility Findings:

There is a need for the project: Water usage in Tahoma continues to increase due to more permanent residents. The water company needs to drill a new well to meet the increase in demand.

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 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: Not applicable.

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: Not applicable. The project location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: Memorial Point Sewer/Water Systems
Description: Construct new restrooms with new package treatment plant.
Applicant: Nevada State Parks
Location: Lake Tahoe State Park, Nevada, Memorial Point Overlook
PAS: 055; East Shore Recreation
Construction Date: 1995
Cost: $381,000

Eligibility Findings:

There is a need for the project: Site currently receives in excess of 180,000 visitors annually, but has no supporting restroom facilities.

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 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: Not applicable.

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: Not applicable. The project location is not within a community plan area.
Type of Use: Local Public Health and Safety Facilities

Project Name: Spooner Lake Sewer System Improvements
Description: Install new package treatment plant with connection to existing IVGID sewage export line, replace sewer lines, and remove existing holding tanks.
Applicant: Nevada State Parks
Location: Lake Tahoe Nevada State Park, Spooner Lake Unit
PAS: 057; Spooner Lake Recreation
Construction Date: 1995-96
Cost: $100,000

Eligibility Findings:

There is a need for the project: Current system is overtaxed and failing; State Health Department is threatening to shut the facility down.

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 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: Not applicable.

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: Not applicable. The project location is not within a community plan area.
Type of Use: Publicly Owned Assembly and Entertainment

Project Name: Incline Park Amphitheater
Description: Construction of turfed seating area for 300 plus people plus covered stage
Applicant: Incline Village General Improvement District
Location: APN 127-030-02, 958 Lakeshore Dr., Incline Village, NV 048; Incline Village Tourist
PAS: 1997
Cost: $90,000

Eligibility Findings:

There is a need for the project: The need for this project is indicated by public opinion polls.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Publicly owned assembly and entertainment facilities are special uses 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: Not applicable.

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: The Community Plan is scheduled for completion in 1995 prior to commencement of project construction.
Type of Use: Public Utility Center

Project Name: Pinewood Treatment Plant and Transmission Main
Description: Remove two (2) water storage tanks and replace with a 50,000 gallon storage tank. Replace existing pump facility with a 15' x 15' building to house treatment facilities.

Applicant: Fulton Water Company
Location: APN 91-162-04, 91-163-12, 91-164-15, and 91-165-08, Placer County, California

PAS: 014; Cedar Flat Residential
Construction Date: 1996
Cost: $300,000

Eligibility Findings:

There is a need for the project: To comply with provisions of the Safe Water Drinking Act.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Public utility centers 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: Not applicable.

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. Not applicable. The project location is not within a community plan area.
Type of Use: Public Utility Center

Project Name: Meeks Bay Water System
Description: Interconnect existing water system at Meeks Bay Resort to TCPUD’s existing water system.
Applicant: USDA Forest Service, Lake Tahoe Basin Management Unit
Location: APNs 16-041-10, 10-031-12, 19 and 28, El Dorado County, California
PAS: 150; Meeks Bay Recreation
Construction Date: 1995-97
Cost: Unknown at this time

Eligibility Findings:

There is a need for the project: To comply with provisions of the Safe Drinking Act.

The project complies with the Goals and Policies, applicable Plan Area Statement, and the Code: Public utility centers 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: Not applicable.

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. Not applicable. The project location is not within a community plan rea.
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 (reasons in brackets):

* New projects considered for the 1995-99 List

| California Highway Patrol |
| Relocate existing office in Meyers (II) (PAS 101; Old Highway 50 right-of-way and Pioneer - not a permissible use) | Unknown at this time |

| City of South Lake Tahoe |
| Fire vehicle maintenance facility (II) | 1995 |
| New fires station #2 and EOC (II) | 1995 |

| Douglas County |
| Lake Parkway Extension Project (II) | 1991 |
| Stateline Drainage (NR) | 1995 |
| Highway 50 Revegetation Demonstration Project (NR) | 1994 |

| DCSID |
| Force Main Replacement (NR) | 1993 |

<p>| El Dorado County |
| North Upper Truckee Erosion Control Project (NR) | 1990-92 |
| North Upper Truckee Road Improvement Project (NR) | 1991-93 |</p>
<table>
<thead>
<tr>
<th>Project Description</th>
<th>Construction Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pioneer Trail Guardrail at Cold Creek (NR)</td>
<td>1991</td>
</tr>
<tr>
<td>*Social Services Complex (II) (requires additional information on location and Regional Plan consistency)</td>
<td>1997</td>
</tr>
<tr>
<td><strong>IVGIS</strong></td>
<td></td>
</tr>
<tr>
<td>Aspen Grove Building Remodel (II)</td>
<td>1991-92</td>
</tr>
<tr>
<td>(Needs more information on improvements)</td>
<td></td>
</tr>
<tr>
<td>Recycle Collection Station (NR)</td>
<td>1991</td>
</tr>
<tr>
<td>Mill Creek Dam Renovation (NR)</td>
<td>1991</td>
</tr>
<tr>
<td><strong>Miscellaneous</strong></td>
<td></td>
</tr>
<tr>
<td>Gunnar Henriculla, Tahoe Airport Generic Rail (II)</td>
<td>1995-96</td>
</tr>
<tr>
<td>Children’s Performing Arts Center Academy (NR)</td>
<td>1995</td>
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<tr>
<td><strong>NTPUD</strong></td>
<td></td>
</tr>
<tr>
<td>NTPUD Water Quality Demonstration Project (II)</td>
<td>1991</td>
</tr>
<tr>
<td>(Requires additional information location, project description, etc.)</td>
<td></td>
</tr>
<tr>
<td>N-1 Pump Station Emergency Generator (NR)</td>
<td>1991</td>
</tr>
<tr>
<td>Agatan and Pino Grande Water System Improvements (NR)</td>
<td>1991</td>
</tr>
<tr>
<td>Lake Forest Water System Improvements (NR)</td>
<td>1996</td>
</tr>
<tr>
<td>Brockway Vista Water System Improvements (NR)</td>
<td>1995</td>
</tr>
<tr>
<td>Snowflake Avenue Sewer Line Replacement (NR)</td>
<td>1995</td>
</tr>
<tr>
<td>North Lake Boulevard Tahoe Vista Sewer Replacement (NR)</td>
<td>1996</td>
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<tr>
<td>C-2 Pump Station Emergency Generator (NR)</td>
<td>1994</td>
</tr>
<tr>
<td>North Shore Erosion Control Project (NR)</td>
<td>1994</td>
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<tr>
<td>Coon Street Easement Sewer Replacement (NR)</td>
<td>1994</td>
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<tr>
<td>Tiger Street Sewer Line Replacement Project (NR)</td>
<td>1994</td>
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<tr>
<td>Beach Street Sewer Line Replacement (NR)</td>
<td>1994</td>
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<tr>
<td><strong>Pacific Bell</strong></td>
<td></td>
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<tr>
<td>Highway 267 Utility Undergrounding (NR)</td>
<td>1992</td>
</tr>
<tr>
<td>Tahoe City Utility Undergrounding (NR)</td>
<td>1996-97</td>
</tr>
<tr>
<td>Grimesel Pass Erosion Control Project (NR)</td>
<td>1992</td>
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<tr>
<td>Ski Run Boulevard Utility Undergrounding (NR)</td>
<td>1994</td>
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<tr>
<td>Lake Tahoe Boulevard Undergrounding (NR)</td>
<td>1997-98</td>
</tr>
<tr>
<td>Park/Pine Boulevard Utility Undergrounding (NR)</td>
<td>1995-97</td>
</tr>
<tr>
<td>Buried Fiber Optic Telephone Cable (Meyers) (II)</td>
<td>1998</td>
</tr>
<tr>
<td>Buried Fiber Optic Telephone Cable (Carnelian Bay) (II)</td>
<td>1994-94</td>
</tr>
<tr>
<td>Highway 50 - Meadowvale to Sawmill Utility Undergronding (NR)</td>
<td>1995-96</td>
</tr>
</tbody>
</table>
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 tank)
Tahoe Keys Force Main Replacement (NR) 1991-95
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

TCPUD

Dollar Point Water Line Replacement (NR) 1990-91
Macinaw Sewer Line Replacement (NR) 1991
McKinney Drive Water Line Replacement (NR) 1991
Rubicon Water Line Replacement (NR) 1991
Tahoe City/Highway 89 Water Line (NR) 1993
Lonely Gulch Stream Restoration (NR) 1992
McKinney Creek Stream Restoration (NR) 1992
Dollar II Standby Power Wastewater Lift Station (NR) 1995
Rubicon Beach Standby Power Wastewater Lift Station (NR)

USDA-Forest Service

Meyers Warehouse (NR) 1992
Baldwin Employee Trailer Park (NR) 1992
APPENDIX E
COMPLETED PUBLIC SERVICE PROJECTS

Collection

2.A.1) South Tahoe Recycling Center (1992)

Government Offices

3.A.3) El Dorado County Administration/Court Space Expansion (1993)

Pipeline and Power Transmission Facilities

5.C.1) USFS, Fallen Leaf Complex Water System (1994)

Public Health and Safety Facility

7.B.1) El Dorado County Storage/Ready Room Building (1993)
7.B.2) El Dorado County Jail Expansion (1992)
7.E.1) KGID Ozone Disinfection Addition to Lake Intake Station (1994)
7.J.7) TCPUD Tahoe City Well III (1993)
7.L.1) CSLT Fire Station Facility (1994)
7.O.1) Quail Lake Water Company Water Storage Tank Wells (1992)

Publicly Owned Assembly and Entertainment

8.E.1) City of South Lake Tahoe - El Dorado Senior Center Addition (1993)

Public Utility Center

None

Schools - College

10.A.1) Lake Tahoe Community College Child Care Center (1993)

Transportation Routes

12.C.1) El Dorado County Meyers Bikeway (1992)
Transportation Routes (continued)

12.D.1) KGID Laurel Lane Cul de Sac Improvement (1992)
12.E.1) NDOT Casino Core to Kingsbury Sidewalks (1992)
12.I.1) USFS-LTBMU Angora Road Rehabilitation (1992)
12.K.1) IVGID Recreation Center Bike Path and Bridge (1992)
MEMORANDUM

January 30, 1995

To: TRPA Advisory Planning Commission
From: TRPA Staff

Subject: South Tahoe Public Utility District, Future Facilities Collection Plan Draft EIR/EIS

This item is on the agenda to give the public and APC members an opportunity to comment on the Draft EIR/EIS. Staff will be prepared to give an overview of the document at the meeting.

jf
1/30/95

AGENDA ITEM V.D.

Planning for the Protection of our Lake and Land
MEMORANDUM

January 27, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Discussion of Proposed 1996 Threshold Evaluation Process

In an effort to get an early start on the Threshold Evaluation scheduled for APC and Governing Board action in the fall of 1996, specific Project Manager assignments have been made, critical path flow charts have been completed, technical committees have been formed, and funding has been requested. Work elements within this evaluation include water quality, air quality, vegetation, wildlife, fisheries, scenic, recreation, soils, and economics.

Staff will present an overview of the proposed evaluation process at the February APC meeting. Upon completion of the informal staff report, APC members will be asked to provide comment and staff direction relative to the proposed evaluation goals, content, schedule, and potential funding sources.

If you have questions regarding this matter, please contact John Hoole or Gabby Barrett at (702) 588-4547.
January 31, 1995

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Report on the Status of the Proposed Amendments to Article VII of the Rules of Procedure Pertaining to the Following: 1) APC Review of Projects for Which an EIS has been prepared; 2) Mandatory Presentation of Issues to the APC; and 3) Official Members

Background: In January 1995, a public hearing was scheduled before the Governing Board Rules Committee to review proposed amendments to the Rules of Procedure which: 1) Allowed the APC to request (and the Governing Board to approve) that the APC be allowed to review a project for which an EIS had been prepared; 2) Required evidence to first be presented to the APC before it is presented to the Governing Board; 3) Clarified that the actions of official members of the APC would not be deemed to be actions that bound their respective agency (see Exhibit "A").

Public Hearing: The Governing Board public hearing on this item was unfortunately scheduled at a time that interrupted a heated public hearing on a Glenbrook water facility. It soon became clear that there was no clear consensus among the Governing Board members concerning the Rules of Procedure amendments in Exhibit "A". Some Governing Board members felt strongly that the proposed amendments should be adopted, while others worried that the proposed amendments would make the Agency less "user friendly" and would unduly burden applicants. When no easy resolution became apparent, the Board became concerned that the proposed amendments were causing an entire room-full of individuals interested in the Glenbrook hearing to wait. Due to the time pressure, the Board moved to send the proposed amendments back to the Rules Committee and the APC for further discussion and for further attempts to resolve the issues.

History: The Rules Committee were unable to agree on the amendments and requested that a public hearing be scheduled to discuss the following: 1) Discussion of the cost of amendments to applicants or staff in dollars; 2) Discussion of any delays and cost of amendments in terms of time; 3) Will the amendments make the basin better?; 4) Discussion of the appropriate role of the APC; 5) Should the APC serve the same function as a City/County Planning Commission?; 6) Local vs. TRPA interface (should TRPA items be reviewed by local government first); 7) Flexibility concerning members of APC; 8) Legality of denying members of the public the opportunity to present testimony at the
Governing Board; and 9) Legal consequences of saying official members don't bind their agencies.

The Rules Committee felt they needed to receive public input on the above nine items before they could make a recommendation on the proposed Rule Amendments.

The APC had unanimously recommended the adoption of the amendments to Article VII in Exhibit "A".

If there are any questions regarding this agenda item, please contact R. J. Nicolle, TRPA Agency Counsel, at (702) 588-4547.

Attachment.
ARTICLE VII - ADVISORY PLANNING COMMISSION

7.1. **General:** The Compact provides for the appointment of an Advisory Planning Commission (APC) by the Agency and establishes and sets forth certain functions and duties of the APC relating to the Regional Plan and amendments thereto. In addition, it is contemplated that the APC make recommendations to the Agency respecting matters over which the Agency has jurisdiction and exercises powers.

7.2. **APC Review:** Matters regarding Agency plans and ordinances and other matters the Governing Board determines appropriate for APC consideration shall first be submitted to the APC for review and recommendation. At the time the APC reviews a draft RIS for a project, the APC may request that the Governing Board authorize them to review, and make recommendations on, the project for which the RIS was prepared. The Governing Board may determine that a particular matter is of such urgency that the public interest requires it to act without delay and without review and recommendation of the APC.

7.3. **Recommendations:** The APC shall consider each matter submitted concerning conformity with the Tahoe Regional Planning Compact, as amended, the Regional Plan and the ordinances, rules, regulations and policies of the Agency. Based upon such consideration, the APC shall submit a report and recommendation of the pertinent matters to the Governing Board. The report shall show the vote of the members of the APC and may include the position of the minority, if any.

7.4. **Procedures:** The APC shall be governed by these Rules and Regulations of Practice and Procedure. To the extent practicable, the rules provided herein for the Governing Board shall also govern the APC, but the APC may provide a different time and place of meeting from that set forth herein for the Governing Board and may also adopt different rules in those cases where these rules and regulations are not applicable or would be impracticable for the APC to follow. The APC shall notify the Governing Board in writing of any such rule or regulation which the APC has determined to be inapplicable or impracticable when applied to it and the change or substitute for such rule or regulation adopted by the APC.

7.5. **Transmittal of Reports:** Copies of reports and recommendations made by the APC shall be mailed or delivered to the Governing Board and to every interested party, including the local government affected by the matter reported upon.

7.6. **Consideration by Governing Board:** At the next regular meeting of the Governing Board, or at any special meeting that may be scheduled, the Governing Board may hear additional testimony and/or argument concerning any matter or proposal submitted before setting thereof, except for those desires all significant factual issues and/or information to first be brought before the Advisory Planning Commission. With this policy in mind, the following testimonial policies are adopted:

11. **Applicant testimony - The Governing Board shall return a matter to the APC**

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for further discussion or shall refuse to accept testimony from applicants when such testimony concerns significant new factual issues or information, unless such additional testimony could not reasonably have been presented to the APC; and

2) Non-applicant testimony: The Governing Board reserves the right to return a matter to the APC for further discussion, or to refuse to take testimony, whenever individuals (other than applicants) present testimony that raises significant new factual issues, or provides significant new information, at the Governing Board meeting (unless those issues or information could not reasonably have been presented to the APC).

Examples of appropriate basis for presenting significant new factual issues or information at the Governing Board meeting are: 1) significant new information became available after the APC meeting; or 2) the person testifying demonstrates that they could not attend the APC meeting or present their testimony in writing.

7.7. Participation by Governing Board Members: Members of the Governing Board may attend and participate in APC meetings, but their presence shall not be counted in determining whether a quorum is present nor shall Governing Board members be entitled to vote.

7.8 Continuances: The APC may continue to a specific date any matter which it determines lacks sufficient information for proper consideration.

7.9 Meeting Date: Regular meetings of the APC shall be held on the second Wednesday of the month. Should any meeting day fall on a holiday, the meeting shall be held on the next business day thereafter which is not a holiday.

7.10 Quorum and Vote Required: A majority of members (not counting vacant positions) of the Advisory Planning Commission constitutes a quorum for the transaction of the business of the Commission. The quorum shall be calculated on a strictly numerical basis, without regard to the state or entity each Commission member represents. A majority vote of the quorum present is required to take action, without regard to the state of representation.

7.11 Official Members: The votes of official members of APC, including the bi-state lay positions for the USDA Soil Conservation Service and the Tahoe Transportation District, shall not be deemed actions of the agency they represent and shall not be binding in subsequent review, permitting or commenting activities of the agency.