



# Planning Commission Staff Report

Meeting Date: February 6, 2024

Agenda Item: 8B

AMENDMENT OF CONDITIONS CASE NUMBER:

WAC23-0014 (Lake Tahoe School) for WSUP17-0004

BRIEF SUMMARY OF REQUEST:

Amendment of WSUP17-0004 Conditions of Approval to increase student enrollment

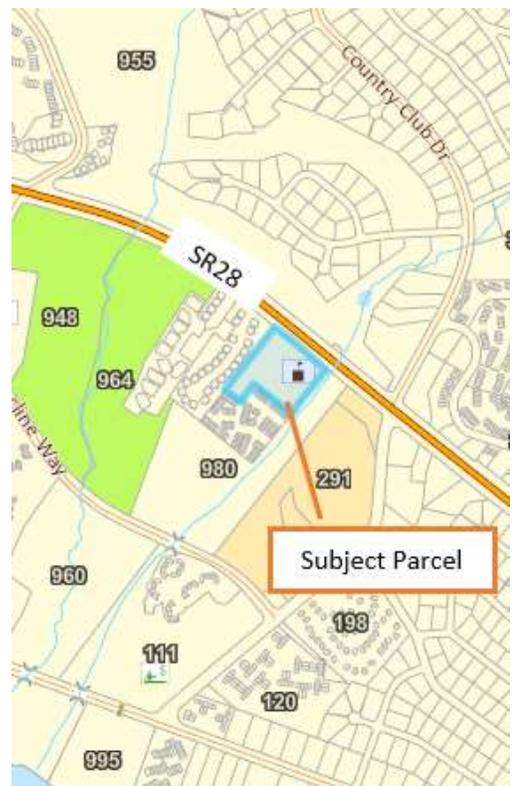
STAFF PLANNER:

Courtney Weiche, Senior Planner  
Phone Number: 775.328.3608  
E-mail: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve an Amendment of Conditions for Lake Tahoe School for Special Use Permit Case Number WSUP17-0004 to increase student enrollment from 220 to 250 students.

Applicant: Exline and Company, Inc.  
 Property Owner: Lake Tahoe School  
 Location: 995 Tahoe Blvd., Incline Village, NV  
 APN: 127-030-39  
 Parcel Size: 4.6 acres  
 Master Plan: Tahoe - Incline Village Tourist  
 Regulatory Zone: Tahoe - Incline Village Tourist  
 Area Plan: Tahoe  
 Development Code: Authorized in Article 810, Special Use Permits  
 Commission District: 1 – Commissioner Hill



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC23-0014 in order to amend Conditions of Approval for Special Use Permit Case Number WSUP17-0004 (Lake Tahoe School) and increase student enrollment from 220 to 250 students, with the amended conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

*(Motion with Findings on Page 8)*

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WSUP17-0004 BCC Action Order ..... Exhibit H

WDMOD21-0009 ..... Exhibit I

LSC, INC Transportation Consultants 2023 Traffic Study ..... Exhibit J

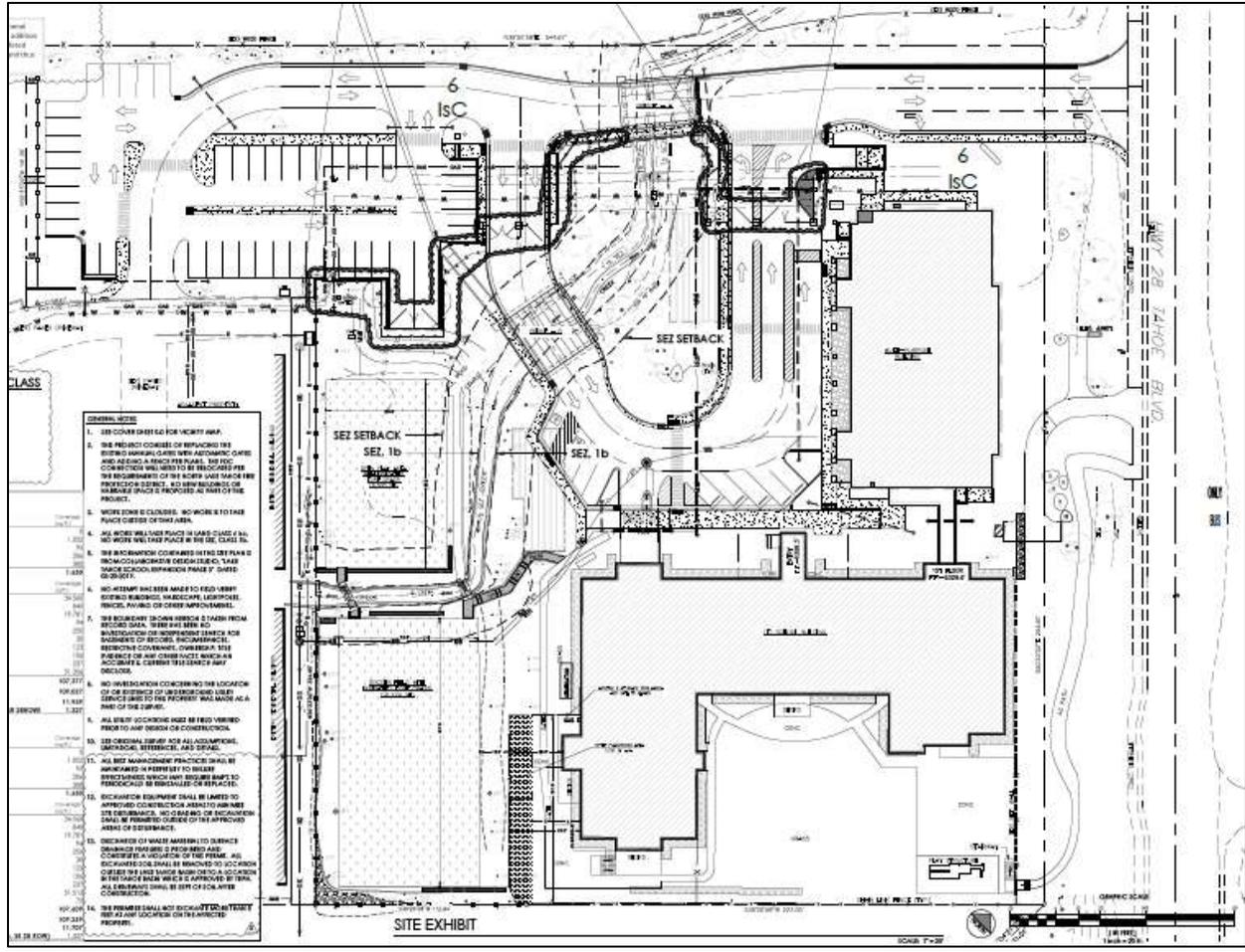
**Amendment of Conditions**

An Amendment of Conditions application is necessary in order to change the condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an Amendment of Conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The Amendment of Conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The Amendment of Conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the Amendment of Conditions request, an amended action order is created along with amended Conditions of Approval.

The Conditions of Approval for Amendment of Conditions Case Number WAC23-0014 are attached to this staff report and will be included with the amended action order.



### Site Plan

### Background

Lake Tahoe School is a private pre-K to ninth grade school located at 995 Tahoe Boulevard, Incline Village, Nevada. The property is located approximately 500 feet west of the intersection of Tahoe Boulevard and Country Club Drive.

On August 6, 2002, the Planning Commission approved a special use permit (Case No. SW02-008) for Lake Tahoe School, a private pre-K through ninth grade school. A portion of the building (2,270 square foot) was dedicated as a commercial use type and leased as an “Urgent Care Center”.

On September 5, 2006, the Planning Commission approved an Amendment of Conditions to the 2002 special use permit (Case No. AC06-006) increasing the number of pre-K students from 15 to 25. However, the maximum number of student enrollment for all grades remained at 150.

On April 2, 2013, the Planning and Development Division Director approved a modification of special use permit Case No. SW02-008 allowing the conversion of the Urgent Care Center, commercial use type, to a public facility use type, expanding the school’s footprint (Case No. SB13-001).

On September 3, 2013, the Planning Commission approved an Amendment of Conditions (Case No. AC13-007) to amend Special Use Permit Case Number SW02-008 in order to increase the maximum number of pre-K students to 40, and to increase the total school enrollment (including Pre-K) from 150 to 200 students.

On May 2, 2017, the Planning Commission approved a new special use permit (Case No. WSUP17-0004) to allow construction of a 13,906 square foot multi-purpose building, which was an intensification of use of more than 10% from the allowance in the original special use permit Case No. SW02-0008.

On July 11, 2017, an appeal, filed by a neighboring residential condominium “Tahoe Raquet Club”, of the Planning Commission’s action to approve WSUP17-0004 was heard by the Board of County Commissioners (BCC). The BCC upheld the Planning Commission’s action, with modifications to the Conditions of Approval, as agreed upon by the appellant.

On January 13, 2022, a minor deviation of standards was approved to allow a 10% expansion in the number of enrolled students from 200 to 220 students for the 2022/23 school year (Case No. WDMOD21-0009).

**Evaluation of Amendment Request**

The Lake Tahoe School is asking to amend the conditions of their existing special use permit (WSUP17-0004) to allow an increase in the maximum enrollment from 220 students to 250 students. The applicant contends that the proposed amendment to increase enrollment is in response to the indirect effect of COVID-19 on the school. The student enrollment increase is being requested to address the community’s demand and accommodate the students currently on the enrollment wait list. The proposed amendment would modify the 2021 approval (for 220 students) by up to 30 additional students. The applicant attests the additional students would largely consist of siblings of a current student already attending the Lake Tahoe School.

With the incorporation of the WDMOD21-0009 approval, the subject request is for an Amendment of Conditions to modify WSUP17-0004 to increase student enrollment from 220 to 250 students. The specific condition being requested to be amended is below:

Condition of Approval **1.g.iv.1.** *“The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment [shall] not exceed 200 250 students in any one enrollment period (quarter, semester, or school year) including Pre-K.”*

Since the 2017 special use permit approval, the Lake Tahoe School has worked to address the parking and traffic issues by relocating and reconfiguring the access driveway and recirculation of the drop-off and pick-up zones and parking lot. Based on the LSC Transportation Consultants, Inc report (attached as Exhibit J), no traffic growth along SR 28 has been observed over the past five (5) years per NDOT’s historical traffic volumes. The future volumes shown below, in and out of the school were increased by 25% in proportion to the proposed student enrollment growth.

**Table 1: SR 28/Lake Tahoe School Driveway Peak Hour Intersection Traffic Volumes**

Intersection	Northbound			Eastbound		Westbound		Total
	Left	Through	Right	Through	Right	Left	Through	
<b>2023 Existing Design Volumes</b>								
AM SR 28/School Driveway	72	--	63	238	86	60	349	867
PM SR 28/School Driveway	72	--	51	355	63	27	359	927
<b>Future Design Volumes</b>								
AM SR 28/School Driveway	90	--	79	238	108	75	349	938
PM SR 28/School Driveway	90	--	64	355	79	34	359	981

Article 220.1 Tahoe Area Design Standards indicates that “Schools - Kindergarten through Secondary” use type requires *1 parking space / employee and 1 parking space / 50 s.f. of non-classroom area*. The application indicates the increase in enrollment will not require any new construction or expansion of existing floor area. In addition, there is no proposal to increase the number of employees, therefore no additional parking is required in response to the proposed request.

**Tahoe Area Plan**

The subject parcel is located within the Tahoe Area Plan. There are no specific policies related to the subject requested Amendment of Conditions.

**Reviewing Agencies**

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NV Highway Patrol	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All	X	X		
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	#N/A
Washoe County School District (All TMs)	X			
Incline Village Roads	X			
IVGID	X			
IVGID - Parks	X			
North Lake Tahoe FPD	X	X	X	Ryan Sommers, rsommers@nltpfd.net; John James, jjames@nltpfd.net
Tahoe Regional Planning Agency	X			
Tahoe Transportation District	X			

Northern Nevada Public Health (NNPH) reviewed the application and indicated concerns that the school may not have an adequate number of bathrooms or drinking fountains/water stations for the proposed increase in the number of students. In response, the applicant provided the below information. Conditions of Approval require NNPH to review and approve all environmental health requirements prior to operating with the increase in enrollment.

*There are twenty-three (23) restrooms with thirty-eight (38) toilets, seven (7) urinals and thirty-one (31) sinks and complies with NAC Chapter 444 Sanitation, Schools section 444.56854 - Toilets, lavatories and drinking fountains and NRS 439.200, 444.335.*

*There are eight (8) water fountains/stations throughout the school and complies with NAC Chapter 444 Sanitation, School section 444.56856 - Drinking fountains and potable drinking water and NRS 439.200, 444.335.*

North Lake Tahoe Fire Protection District's (NLTFPD) Conditions of Approval require the applicant to provide a letter from a licensed design professional to NLTFPD confirming that the additional occupants (students) will not obstruct the proper use of egress components or other elements of egress. The applicant has provided such letter to NLTFPD from a licensed professional indicating *"[they] have reviewed the exiting capacity for the building and determined that the additional occupants will not obstruct the proper use of egress components or other elements of egress as the building has a design occupant load of 1,253, which is adequately handled by the existing egress components. Additionally, posted occupant loads will remain unchanged."*

The Washoe County Engineering and Capital Projects Division's Conditions of Approval require the applicant to submit documentation of the proposed traffic circulation improvements and traffic mitigation measures to address any school traffic congestion and reduce vehicle trips as noted in the application.

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

### **Public Comment**

Two public comments were received in opposition to the request, citing concerns of traffic on SR 28, lighting, and landscaping. Staff believes the applicant has provided sufficient responses and proof of compliance with the Conditions of Approval for WSUP17-0004, please see Exhibit J.

### **Recommendation**

After a thorough review and analysis, Amendment of Conditions Case Number WAC23-0014 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC23-0014 for Lake Tahoe School in order to amend Conditions of Approval for Special Use Permit Case Number WSUP17-0004 (Lake Tahoe School) and increase student enrollment from 220 to 250 students, with the amended conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for the type of development and for the intensity of such a development.
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant: Exline and Company, Inc.  
CC: Nick Exline [nick@exlineandcompany.com](mailto:nick@exlineandcompany.com)  
. Melissa Bickenbach [melissa@exlineandcompany.com](mailto:melissa@exlineandcompany.com)

Property Owner: Lake Tahoe School  
CC: Josh Palmer [josh.palmer@laketahoeschool.org](mailto:josh.palmer@laketahoeschool.org)



# Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0014

For Special Use Permit Case Number WSUP17-0004

The project approved under Amendment of Conditions Case Number WAC23-0014 for Special Use Permit Case Number WSUP17-0004 shall be carried out in accordance with the amended conditions of approval granted by the Planning Commission on January 2, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the amendment of conditions approval regarding the Special Use Permit Case Number WSUP17-0004 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to Special Use Permit Case Number WSUP17-0004 is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved Special Use Permit Case Number WSUP17-0004 may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit Case Number WSUP17-0004 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District (Northern Nevada Public Health), has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

### **Washoe County Planning and Building Division**

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Courtney Weiche, Senior Planner, 775.328.3608, [cweich@washoecounty.gov](mailto:cweich@washoecounty.gov)**

- a. The applicant shall attach a copy of the action orders approving this project for WAC23-0014 AND WSUP17-0014 to all permits and applications (including building permits) applied for as part of this approval.
- b. Condition 1.g.IV.1. of the Conditions of Approval for Special Use Permit Case Number WSUP17-0014 previously approved on July 11, 2017, is amended to read as follows:  
*The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment [shall] not exceed 250 students in any one enrollment period (quarter, semester, or school year) including Pre-K.*
- c. In addition to the amendment of condition 1.g.IV.1., the applicant shall meet all other conditions of approval previously approved on July 11, 2017, for Special Use Permit Case Number WSUP17-0014.

### **Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of Engineering and Capitol Projects, which shall be responsible for determining compliance with these conditions.

**Contact Name – Janelle K. Thomas, P.E., Senior Licensed Engineer, 775.328.3608, [jkthomas@washoecounty.gov](mailto:jkthomas@washoecounty.gov)**

- a. Provide a map of the proposed circulation plan during pick-up and drop off times. Show the areas of pick-up, drop-off, queuing, location of the traffic officers, etc.
- b. Show the proposed restriping of the parking and pick-up areas and where more traffic lanes will be opened for improved traffic flow to allow additional queuing storage.
- c. Provide a copy of the staggered drop-off times for the school year between the upper and lower grade school release.

### **Northern Nevada Public Health**

3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – James English, Environmental Health Specialist Supervisor,  
775.328.2434, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. Applicant must demonstrate there are adequate bathroom and handwash facilities for the current and proposed increased number of students pursuant to NRS and NAC 444.
- b. Applicant must demonstrate there are adequate drinking fountains or water stations for the current and proposed number of students at the school pursuant to NRS and NAC 444.
- c. If the request within the application is approved, all future development and building must meet all applicable federal, state and local laws and regulations related to public and environmental health. No administrative, planning or construction permits may be issued without review and approval by EHS.
- d. All future plans and permits must be routed to EHS for review and approval.
- e. The school must maintain the appropriate health permits with EHS.

**North Lake Tahoe Fire Protection District**

4. The following conditions are requirements of Engineering and Capitol Projects, which shall be responsible for determining compliance with these conditions.

**Contact Name – John James, Fire Marshal, 775.413.9344, [jjames@nltpd.net](mailto:jjames@nltpd.net)**

- a. The applicant is to provide a letter from a licensed design professional to NLTFPD. This is to document when school enrollment increases, leading to more people in the building. Licensed design professional to submit a letter confirming that these additional occupants will not obstruct the proper use of egress components or other elements of egress. If these changes affect the certificate of occupancy or posted occupant loads, they must go through a permit review process via Washoe County.

\*\*\* End of Amended Conditions \*\*\*

November 1, 2023

Washoe County Community Services  
Planning and Development Division

RE: Lake Tahoe School; 127-030-39  
Amendment of Conditions Case; WAC23-0014

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the application as submitted and is concerned the school may not have the adequate number of bathrooms or drinking fountains/water stations for the proposed number of students as requested in the amendment of conditions.
  1. Applicant must demonstrate there are adequate bathroom and handwash facilities for the current and proposed increased number of students pursuant to NRS and NAC 444.
  2. Applicant must demonstrate there are adequate drinking fountains or water stations for the current and proposed number of students at the school pursuant to NRS and NAC 444.
- b) If the request within the application is approved, all future development and building must meet all applicable federal, state and local laws and regulations related to public and environmental health. No administrative, planning or construction permits may be issued without review and approval by EHS.
- c) All future plans and permits must be routed to EHS for review and approval.
- d) The school must maintain the appropriate health permits with EHS.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health





Date: October 24, 2023

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC23-0014 for WSUP17-0004  
APN: 127-030-39

## GENERAL COMMENTS

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to increase the student enrollment from 220 to 250 students associated with the approved Special Use Permit Number WSUP17-0004. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Exline & Company, Inc.

The applicant shall implement the proposed traffic circulation improvements and traffic mitigation measures to address the school traffic congestion and to reduce vehicle trips as noted in the Amendment of Special use Permit Conditions application. The applicant shall provide the following:

1. A map of the new proposed circulation plan during pick-up and drop off times. Show the areas of pick-up, drop-off, queuing, location of the traffic officers, etc.
2. Show the proposed restriping of the parking and pick-up areas and where more traffic lanes will be opened for improved traffic flow to allow additional queuing storage.
3. Provide a copy of the staggered drop-off times for the school year between the upper and lower grade school release.

**WAC23-0014**

**EXHIBIT B**

**From:** [John James](#)  
**To:** [Weiche, Courtney](#)  
**Subject:** #1 – Board of Adjustment – December 7, 2023  
**Date:** Tuesday, October 17, 2023 1:33:31 PM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good Morning Courtney,

1. Amendment of Conditions Case Number WAC23-0014 (Lake Tahoe School) – For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit SWo2-008 to increase student enrollment from 220 to 250 students.

The NLTFPD acknowledges this project and desires to establish a procedure for conducting an exit analysis.

1. The applicant is to provide a letter from a licensed design professional to NLTFPD. This is to document when school enrollment increases, leading to more people in the building. Licensed design professional to submit a letter confirming that these additional occupants will not obstruct the proper use of egress components or other elements of egress. If these changes affect the certificate of occupancy or posted occupant loads, they must go through a permit review process via Washoe County.



**John James**  
**Fire Marshal**  
Office: [775.831.0351](tel:775.831.0351) x8131 | Cell: [775.413.9344](tel:775.413.9344)  
Email: [jjames@nltpd.net](mailto:jjames@nltpd.net)  
[866 Oriole Way | Incline Village | NV 89451](#)



**From:** [Pekar, Faye-Marie L.](#)  
**To:** [Weiche, Courtney](#)  
**Subject:** Amendment to Conditions Case Number WAC23-0014 (Lake Tahoe School)  
**Date:** Monday, October 23, 2023 12:11:02 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Courtney,

I have reviewed Amendment to Conditions Case Number WAC23-0014 (Lake Tahoe School) on behalf of parks and do not have any comments.

Thank you,



**Faye-Marie L. Pekar, MPA**  
**Park Planner, Planning & Building Division | Community Services Department**  
[fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov) |

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?  
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)



Date: October 19, 2023

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Amendment of Conditions Case Number WAC23-0014 (Lake Tahoe School)  
APN 127-030-39

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit SW02-008 to increase student enrollment from 220 to 250 students.

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:*

No water right comments for this permit.

**WAC23-0014**  
**EXHIBIT B**

**From:** [Beard, Blaine](#)  
**To:** [Weiche, Courtney](#)  
**Cc:** [Zirkle, Brandon](#)  
**Subject:** FW: October Agency Review Memo I  
**Date:** Wednesday, October 18, 2023 8:59:41 AM  
**Attachments:** [October Agency Review Memo I.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.gif](#)

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Good morning,

Regarding Items #1 and #6 (both Incline Village/Crystal Bay). Both items are approved by WCSO, without further questions/concerns.

Thank you and have a great day!

Blaine

**Blaine Beard, Captain**

**Patrol Division – Incline Village**

625 Mount Rose Highway, Incline Village, NV 89451

Desk: 775-832-4114

Personal Cell: 775-722-5580

Email: [bbeard@washoecounty.gov](mailto:bbeard@washoecounty.gov)

Web: [www.WashoeSheriff.com](http://www.WashoeSheriff.com)

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**From:** Albarran, Adriana <AAlbarran@washoecounty.gov>

**Sent:** Tuesday, October 17, 2023 12:10 PM

**To:** Schull, Shyanne <SSchull@washoecounty.gov>; Huntley, Scott <SHuntley@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Mayorga, Alexander R. <AMayorga@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Zirkle, Brandon <BZirkle@washoecounty.gov>; Beard, Blaine <BBeard@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>; deBraga, Kristen <KDeBraga@nnph.org>

**Cc:** Wines-Jennings, Tammy L <TWines-Jennings@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; EHS Plan Review <EHSPlanReview@nnph.org>; English, Amber E. <AEEnglish@nnph.org>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Roman, Brandon <BRoman@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>; Weiche, Courtney <CWeiche@washoecounty.gov>

## Weiche, Courtney

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**From:** Program, EMS  
**Sent:** Tuesday, October 24, 2023 10:38 AM  
**To:** Weiche, Courtney  
**Cc:** Program, EMS  
**Subject:** FW\_ October Agency Review Memo I - Amendment of Conditions Case Number WAC23-0014 (Lake Tahoe School)  
**Attachments:** October Agency Review Memo I.pdf

Hello,

The EMS Program has reviewed the October Agency Review Memo I - Amendment of Conditions Case Number WAC23-0014 (Lake Tahoe School) – and has no concerns or questions at this time based on the information provided.

Thank you,



**April Miller**  
*Sr. Office Specialist*  
*Epidemiology and Public Health Preparedness*

O: 775-326-6049  
1001 E Ninth St. Bldg. B Reno, NV 89512

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**From:** Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Sent:** Tuesday, October 17, 2023 12:10 PM  
**To:** Schull, Shyanne <SSchull@washoecounty.gov>; Huntley, Scott <SHuntley@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Mayorga, Alexander R. <AMayorga@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Zirkle, Brandon <BZirkle@washoecounty.gov>; Beard, Blaine <BBeard@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSPProgram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>; deBraga, Kristen <KDeBraga@nnph.org>  
**Cc:** Wines-Jennings, Tammy L <TWines-Jennings@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; EHS Plan Review <EHSPlanReview@nnph.org>; English, Amber E. <AEEnglish@nnph.org>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Roman, Brandon <BRoman@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>; Weiche, Courtney <CWeiche@washoecounty.gov>  
**Subject:** October Agency Review Memo I

Hello,

**From:** [Sheila Bowman](#)  
**To:** [Weiche, Courtney](#)  
**Subject:** Case No. WAC23-0014 (Lake Tahoe School)  
**Date:** Friday, November 3, 2023 11:47:10 AM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I live at Tahoe Racquet Club where we use the same road the school does to get to our condo.

I got a notice about the hearing on December 7, 2023. I am opposing the increase of students due to the fact, the the traffic is near impossible now when parents are picking up their kids at LTS which makes it difficult to drive down that road (which we share) to get to the condos. Adding another 30 students will make 30 more cars which usually are lined up on Hwy 38 trying to get onto the road for LTS and TRC.

Since we will be in our winter home in Arizona in December, how do I get my voice heard on that hearing date. Please advise

Sheila Bowman-Meyer  
[sbowman.meyer@gmail.com](mailto:sbowman.meyer@gmail.com)  
989 Tahoe Blvd, #77  
Incline Village

28 November 2023

Washoe County Commissioners

Sent via email to: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

And

Alexis Hill, District 1 representative and Board Chair

Sent via email to: [ahill@washoecounty.gov](mailto:ahill@washoecounty.gov)

**Re: Case No. WAC23-0014  
Lake Tahoe School Expansion, APN 127-030-39**

Dear Commissioners and Chair Hill,

I am one of the closest neighbors to Lake Tahoe School, residing at 290 Deer Court, Incline Village. I've owned this home for about 14 years. Unfortunately, I cannot attend the December 7<sup>th</sup> meeting and thus I am writing this letter to oppose this expansion for the reasons outlined below.

1. SR 28 Traffic Hazards and Community Access

During the morning and the afternoon student drop-off and pick-up period, there are cars lined up on State Route 28 for blocks, sometimes approaching the intersection with Southwood Blvd. This creates three serious problems:

- A) Residents of several developments, including The Glen, Deer Creek (where I live), and The Racquet Club condominiums, with over 100 residents, are partially or completely blocked from ingress and egress for up to an hour twice daily during school days, and again during special events.
- B) The back up on SR 28 causes significant frustration with through traffic, and this results in drivers frequently making dangerous choices such as attempting to pass the long line of waiting cars or to make U-turns on the often very busy SR 28. Both of these worsen the risks mentioned above in "A."
- C) During these periods, which are average about 2 hours in duration during school days, the access for first responders – ambulance, fire & police – is severely hampered. When there is road construction (nearly every spring and fall) such access approaches impossible. This creates a very real risk to the health, safety and welfare of the roughly 100 impacted residents.

Lake Tahoe School originally committed to an aggressive traffic management plan, but essentially none of those promises have been delivered. During the summer 2023 break they said they would offer shuttle service to reduce the traffic problems on SR 28, but that has provided only a minor improvement. Increasing the student population will worsen the traffic and related hazards, and this should not be allowed unless and until they

demonstrate that they can manage the hazard the School has already created. When this problem was brought up during the virtual town hall they hosted in the late summer, the school principal's only response was "trust me." I think the neighbors and all users of SR 28 deserve a more definitive plan.

2. Lighting

Until recently the school and parking lot lighting was out of compliance with the TRPA Dark Skies requirements and at least the intent of the SUP. Our community reached out to them many times to rectify this, but our concerns were mostly met with silence or platitudes. They finally took definitive action this school year, but this was after several years with bright lights impacting every home on the east side of Deer Court and several buildings in The Racquet Club.

3. Landscaping

The landscaping – especially the tree planting - has never been in compliance with the SUP. Critically, there has been no good faith effort to bring this problem into compliance despite our concerns being raised many times. The original landscaping plan included significant screening (principally trees) for light and noise, and the absence of such is impacting our community. This will only get worse with higher enrollment, more traffic and more activity in the parking lot.

Before any expansion of this school is allowed, the Lake Tahoe School should remedy these issues and otherwise be in full compliance with their existing permit (WSUP17-0004). Further, given the long-standing, chronic nature of these problems and the School's reluctance to take decisive action to solve them, they should also clearly demonstrate that said expansion will not exacerbate these issues. I therefore request that you deny this application pending resolution of the above problems and hazards.

Respectfully submitted,



Mark E. Smith, P.E.  
290 Deer Court  
Incline Village, NV 89450  
775-313-5818

**Public Notice**

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 149 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



**Public Notice Map**

WAC23-0014 (Lake Tahoe School) for WSUP17-0004



September 21, 2023

Courtney Weiche, Senior Planner  
 Planning & Building Division  
 Washoe County Community Services Department  
 1001 E. 9th Street, Bldg A  
 Reno, NV 89512

Subject: **Lake Tahoe School Amendment of Special Use Permit Conditions  
 995 Tahoe Blvd., Incline Village, Washoe County APN #127-030-39**

Dear Ms. Weiche,

As a follow-up to our meeting on September 11, 2023, the attached Amendment of Conditions Application is being submitted by Exline & Company, Inc. ("the Agent") on behalf of the Lake Tahoe School ("the Applicant") for the Subject Parcel. The Applicant is requesting an amendment to the Special Use Permit Operational Condition to increase student from 220 students to 250 students

The Lake Tahoe School believes that a maximum student enrollment of 250 would be a superior number that will accommodate the current wait list students and the future student enrollment numbers from the community. The table below represents the current allowed enrollment, anticipated number of students and proposed maximum allowed student enrollment.

<b>Student Enrollment Breakdown</b>	
Maximum Student Enrollment Capacity	220
Current Families ( <i>Student/Siblings</i> )	125
Anticipated New Students ( <i>No Current Student Sibling</i> )	15
Anticipated Actual Student Enrollment	235
Proposed Increase to Student Enrollment	250

Most recently the student enrollment was allowed a one time 10% increase of enrollment. Per the Directors Modification (File# WDMOD21-0009), approved the following.

"Request for 10% expansion in the number of enrolled students from 200, per special use permit SB13-001, to 220 students in response to increased enrollment for the 2021-2022 school year."

Prior to the WDMOD21-0009, the maximum enrollment was 200 students per Amendment of Conditions (File# AC13-007) to Special Use Permit SW02-008, approved the following.

“The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 200 students in any one enrollment period (quarter, semester or school Year) including Pre-K. The maximum enrollment in Pre-K shall not exceed more than 40 students in either the morning or afternoon program.”

The table below is for Staff’s reference of the previously approved Special Use Permits and Amendments of Conditions.

Date	Ref. file #	Application	Approved Enrollment	Condition	Operational Condition of Approval
1/13/2022	WDMOD21-0009	Director’s Modification - Increase in Enrollment, by 20 students / 10% increase in student enrollment from 200 students to 220 students	Total of 220 Students	None	None
4/6/2017	WSUP17-0004	Modify SW02-008 - Multi-purpose building addition	Total of 150 students, including Pre-K	e.iv.1.	The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 150 students in any one enrollment period (quarter semester or school year) including Pre-K.
9/3/2013	AC13-007	Amendment of Conditions to SW02-008 - Increase of Enrollment, increase by 15 Pre-K students & increase total by 50 students.	Total of 200 Students, including 40 Pre-K students	1.a.	The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 200 students in any one enrollment period (quarter, semester or school Year) including Pre-K. The maximum enrollment in Pre-K shall not exceed more than 40 students in either the morning or afternoon program.
4/2/2013	SB13-001	Modify SW02-008 - Conversion of Commercial Office Space to Public Facility	No Change to Student Enrollment - SW02-008 still in effect.	1.b.	All General and Operational Conditions of Approval from SW02-008 are still in effect and compliance with those conditions is required.
9/6/2006	AC06-006	Amendment of Conditions to SW02-008 - Increase of Enrollment, by 10 Pre-K students	Total of 150 Students & 25 Pre-K students	1.7.	The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 150 students in any one enrollment period (quarter, semester or school year) including Pre-K. The maximum enrollment in Pre-K shall not exceed 25 students in either the morning or afternoon program.
8/8/2002	SW02-008	Special Use Permit	Total of 150 Students & 15 Pre-K students	7	The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment shall not exceed 150 students in any one enrollment period (quarter, semester or school year) including, Pre-K. The maximum enrollment in Pre-K shall not exceed more than 15 student in either the morning or afternoon program.

## Amendment of Conditions Application - Supplemental Information

### 1. The following information is required for an Amendment of Conditions:

#### a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.

The proposed amendment is to increase the Lake Tahoe School student enrollment from 220 students to 250 students. The increase in student enrollment is being requested to address the community's demand and accommodate the students currently on the enrollment wait list. The proposed amendment will modify the approval by 30 additional students. The additional 30 students would largely consist of siblings of a current student already attending the Lake Tahoe School.

#### b. Identify the specific Condition or Conditions that you are requesting to amend.

Per the Directors Modification (File# WDMOD21-0009), approved the following;

*"Request for 10% expansion in the number of enrolled students from 200, per special use permit SB13-001, to 220 students in response to increased enrollment for the 2021-2022 school year."*

Per the Amendment of Conditions (File# AC13-007) to Special Use Permit SW02-008, Planning and Development Division Operational Condition 1.a. approved the following;

*"The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 200 students in any one enrollment period (quarter, semester or school Year) including Pre-K. The maximum enrollment in Pre-K shall not exceed more than 40 students in either the morning or afternoon program."*

#### c. Provide the requested amendment language to each Condition or Conditions, and provide both the existing and proposed condition(s).

The existing conditions of approvals are included in response 1.b. above.

The amended condition 1.a. proposed language to state:

*"The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 250 students in any one enrollment period (quarter, semester or school Year) including Pre-K. The maximum enrollment in Pre-K shall not exceed more than 40 students in either the morning or afternoon program."*

### 2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The Lake Tahoe School has diligently worked to address the parking and traffic situation, by relocating and reconfiguring the access driveway and recirculation of the drop-off and pick-up zone and parking lot. These recent site improvements have contributed to improved traffic flow and safety.

However, given that traffic will be one of the primary considerations regarding the proposed student enrollment increase. The additional 30 students would largely consist of siblings of a current student already attending the Lake Tahoe School therefore, it is not anticipated that the increase in students would generate 80 or more weekday peak hour trips. Based on the LSC report, no traffic growth along SR 28 has been observed over the past five (5) years as per NDOT’s historical traffic volumes. The future volumes shown below, in and out of the school were increased by 25% in proportion to the proposed student enrollment growth.

**Table 1: SR 28/Lake Tahoe School Driveway Peak Hour Intersection Traffic Volumes**

Intersection	Northbound			Eastbound		Westbound		Total
	Left	Through	Right	Through	Right	Left	Through	
<b>2023 Existing Design Volumes</b>								
AM SR 28/School Driveway	72	--	63	238	86	60	349	867
PM SR 28/School Driveway	72	--	51	355	63	27	359	927
<b>Future Design Volumes</b>								
AM SR 28/School Driveway	90	--	79	238	108	75	349	938
PM SR 28/School Driveway	90	--	64	355	79	34	359	981

**Table 2: Lake Tahoe School Driveway/Tahoe Blvd - Existing Intersection LOS Summary**

Scenario	Control Type	LOS Threshold	Delay	LOS <sup>1</sup>
			(sec/veh)	
2023 Existing AM Peak Hour	TWSC	F	21.4	C
2023 Existing PM Peak Hour	TWSC	F	20.4	C
Future AM Peak Hour	TWSC	F	25.7	D
Future PM Peak Hour	TWSC	F	22.8	C

TWSC = Two-Way Stop-Control; AWSC = All-Way Stop-Control  
 NOTE 1: Level of service for unsignalized intersections is reported for the worst movement.  
 Source: LSC Transportation Consultants, Inc.

The School has further evaluated some traffic circulation improvements and mitigation measures to help address the congestion. These measures have either already been implemented or will be in the upcoming school year.

**Traffic Management:**

- The School is considering moving the traffic flow through the lower parking lot in order to get the drop-off traffic out of the main driveway.
- Two traffic officers will be conducting traffic management flow during School peak traffic times.
- More traffic lanes will be opened up to improve traffic flow & allow additional queue storage at pick-up.
- Restriping the parking and pick-up areas (planned to occur in October).

*Measures to reduce trips, traffic and congestion:*

- Staggered drop-off times for the coming school year between the upper and lower grade school release.
- All sibling students will be released and be picked up together. The School plans to have the lower grade siblings wait in the library or gym until upper grade lets out to reduce those trips.
- The school encourages other modes of transportation, when weather conditions permit and the number of vehicle trips saved per student is estimated below.

Mitigation	Trips Reduced / School Day
Same time sibling pick up	25
Carpooling	20
Shuttle	15
Biking, Walking, etc.	30
<b>Total</b>	<b>90</b>

*\*These numbers are to demonstrate trips saved per student by other modes of travel vs individual student vehicle trips. The numbers above are estimations are not exact calculations.*

Amendment of Conditions to the Special Use Permit to increase student enrollment by 30 students from 220 to 250 students, will not cause or require construction expansion to floor area, alterations or modifications to the existing buildings or site nor have a substantial adverse effect on adjacent and surrounding properties.

The School is proactively managing the traffic improvements with public health and safety of the students being of the utmost importance.

Please feel free to contact us if you have any questions regarding this application request.

Sincerely,

*Nicholas Exline*

Nick Exline  
Principal Planner

Enclosures:

1. Amendment to Conditions Application Form
2. Signed Property Owner Affidavit
3. Proof of Property Tax Payment
4. Site Plan

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

### Project Information

Staff Assigned Case No.: \_\_\_\_\_

Project Name: **Lake Tahoe School**

Project Description: **Amendment to Special Use Conditions of Approval.**

Project Address: **995 Tahoe Blvd., Incline Village, NV 89451**

Project Area (acres or square feet): **4.602 acres or 200,463 sq.ft.**

Project Location (with point of reference to major cross streets **AND** area locator):

**Tahoe Blvd. and Country Club Dr.**

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
127-030-39	4.6 ac		

Indicate any previous Washoe County approvals associated with this application:

Case No.(s). **SW02-008, SB13-001, WSUP17-0004, WDMOD21-0009**

### Applicant Information (attach additional sheets if necessary)

Property Owner:		Professional Consultant:	
Name: <b>Lake Tahoe School</b>		Name: <b>Exline &amp; Company, Inc.</b>	
Address: <b>995 Tahoe Blvd.</b>		Address: <b>P.O. Box 16789</b>	
<b>Incline Village</b>	Zip: <b>89451</b>	<b>South Lake Tahoe</b>	Zip: <b>96151</b>
Phone: <b>775-831-5828</b>	Fax:	Phone: <b>775-240-9361</b>	Fax:
Email: <b>josh.palmer@laketahoeschool.org</b>		Email: <b>nick@exlineandcompany.com; melissa@exlineandcom</b>	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <b>Same as Property Owner</b>		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	

### For Office Use Only

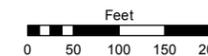
Date Received:	Initial:	Planning Area:
County Commission District:		Master Plan Designation(s):
CAB(s):		Regulatory Zoning(s):

Assessor's Map Number

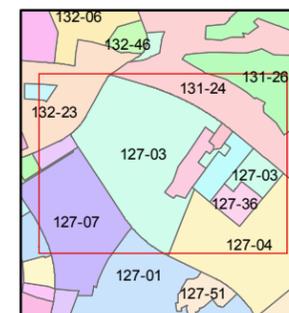
**127-03**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 200 feet



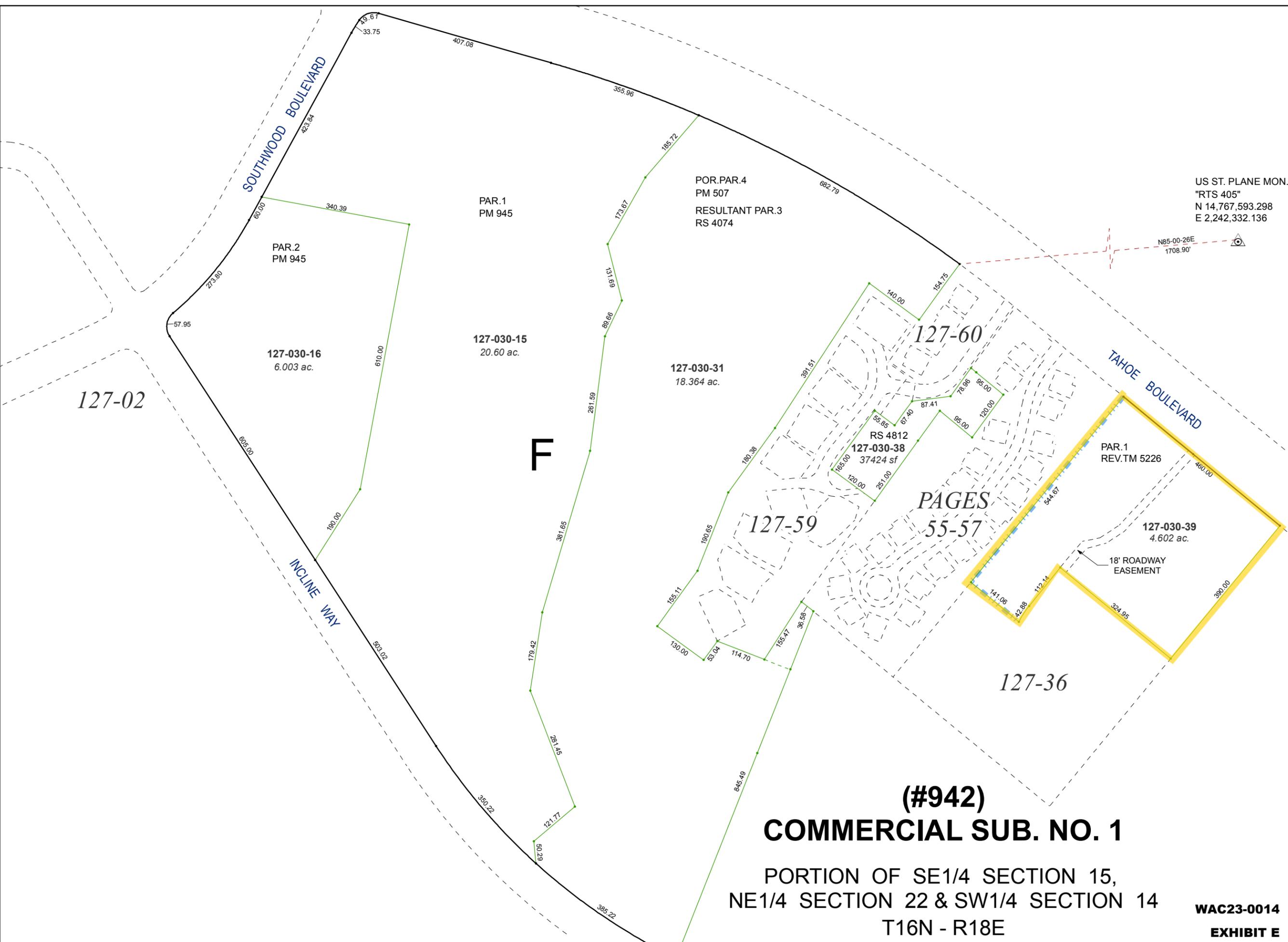
created by: SR 09/18/2017

last updated: \_\_\_\_\_

area previously shown on map(s)

127-58

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.



**(#942)**  
**COMMERCIAL SUB. NO. 1**

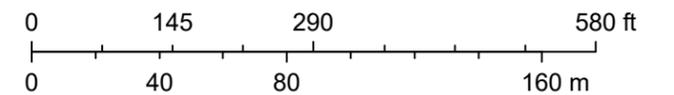
PORTION OF SE1/4 SECTION 15,  
NE1/4 SECTION 22 & SW1/4 SECTION 14  
T16N - R18E

**WAC23-0014**  
**EXHIBIT E**



July 5, 2023

1:2,257



Washoe County GIS  
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**WAC23-0014  
 EXHIBIT E**

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

DOC # 4743449

09/12/2017 09:30:05 AM

Map ID T5226

Requested By

ARNETT & ASSOCIATES INC

Washoe County Recorder

Laurence R. Burtress - Recorder

Fee: \$67.00 RPTT:

Page 1 of 2



CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LAKE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS. CHAPTER 210, AND THEY HEREBY CONSENT TO THE FOLLOWING:

- 1. REVERSION OF THE LOT LINES COMMON TO THE EAGLES LANDING CONDOMINIUMS, TRACT MAP 4015, FILE NO. 2609180, WASHOE COUNTY OFFICIAL RECORDS AND PARCEL 2 AS SHOWN ON RECORD OF SURVEY NO. 1221, FILE NO. 544536, WASHOE COUNTY OFFICIAL RECORDS.
2. REVERSION OF ALL CONDOMINIUM UNITS, COMMON AREAS, LIMITED COMMON AREAS AND BUILDING FOOTPRINT AS SHOWN ON THE EAGLES LANDING CONDOMINIUMS, TRACT MAP 4015, FILE NO. 2609180, WASHOE COUNTY OFFICIAL RECORDS.
3. THE RELINQUISHMENT OF ALL EASEMENTS DEDICATED IN THE EAGLES LANDING CONDOMINIUMS, TRACT MAP 4015, FILE NO. 2609180, WASHOE COUNTY OFFICIAL RECORDS, EXCEPTING THOSE CERTAIN TO P.U.E.'S SHOWN HEREON ON SHEET 2.
4. THE RELINQUISHMENT OF ALL EASEMENTS, COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S) AND DEED RESTRICTIONS OF RECORD AS NOTED ON SHEET 2.

By Jason Green TITLE Trustee
LAKE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION

NOTARY ACKNOWLEDGMENT

STATE OF NEVADA )
COUNTY OF WASHOE )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUN 25 2017, BY Jason Green LAKE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION.

BRANDI E BERNARD
Notary Public - State of Nevada
My Commission Expires 11/2/2020

SECURITY INTEREST HOLDERS CERTIFICATE

THE WRITTEN CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP BY THE HOLDERS OF SECURITY INTERESTS LISTED IN THE GUARANTEE OF THE TITLE COMPANY ARE SET FORTH ON SEPARATE DOCUMENTS FILED WITH THIS MAP AS DOCUMENT NO. 4743449, INCLUSIVE.

TITLE COMPANY CERTIFICATE

FIRST CENTENNIAL TITLE COMPANY OF NEVADA REPORTS AND CERTIFIES THAT IT HAS ISSUED AN GUARANTEE DATED JULY 10, 2017, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, THAT LISTS THE NAMES OF (1) EACH OWNER OF RECORD OF THE LAND TO BE DIVIDED, AND (2) EACH HOLDER OF RECORD OF A SECURITY INTEREST IN THE LAND TO BE DIVIDED, IF THE SECURITY INTEREST HAS BEEN CREATED BY A MORTGAGE OR DEED OF TRUST. THE GUARANTEE ALSO SHOWS THAT THERE ARE NO LIENS OF RECORD AGAINST THE COMMON-INTEREST COMMUNITY OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA
ISSUING POLICIES OF
STEWART TITLE GUARANTEE COMPANY

By Lisa Quilici 6-21-17 DATE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER 127-591-02 9/5/17
By Linda Jacobs 127-591-01, 127-591-02 10/21/2017 DATE

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED OR TO REMAIN, TOGETHER WITH PUBLIC UTILITY EASEMENTS (P.U.E.) HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

CHARTER SPECTRUM COMMUNICATIONS
6/21/17 DATE

ACKNOWLEDGMENT

STATE OF NEVADA )
COUNTY OF WASHOE )

THIS INSTRUMENT HAS ACKNOWLEDGED BEFORE ME ON 6-21-17 2017, BY Lisa Quilici CHARTER SPECTRUM COMMUNICATIONS.

NOTARY PUBLIC J. WOOD
Notary Public - State of Nevada
My Commission Expires January 6, 2020

SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY
6/21/17 DATE

ACKNOWLEDGMENT

STATE OF NEVADA )
COUNTY OF WASHOE )

THIS INSTRUMENT HAS ACKNOWLEDGED BEFORE ME ON 6-21-17 2017, BY Matt Gargelak SIERRA PACIFIC POWER COMPANY, D.B.A. NV ENERGY.

NOTARY PUBLIC NATHAN HASTINGS
Notary Public - State of Nevada
My Commission Expires July 7, 2017

NEVADA BELL TELEPHONE COMPANY, D.B.A. AT&T NEVADA
8/4/17 DATE

ACKNOWLEDGMENT

STATE OF NEVADA )
COUNTY OF WASHOE )

THIS INSTRUMENT HAS ACKNOWLEDGED BEFORE ME ON June 21 2017, BY Brian Beckler NEVADA BELL TELEPHONE COMPANY, D.B.A. AT&T NEVADA.

NOTARY PUBLIC BEBE CONNORS
Notary Public - State of Nevada
My Commission Expires November 6, 2020

SOUTHWEST GAS CORPORATION
6-1-17 DATE

ACKNOWLEDGMENT

STATE OF NEVADA )
COUNTY OF WASHOE )

THIS INSTRUMENT HAS ACKNOWLEDGED BEFORE ME ON June 01 2017, BY Maggie Ellison SOUTHWEST GAS CORPORATION.

NOTARY PUBLIC MAGGIE ELLISON
Notary Public - State of Nevada
My Commission Expires August 3, 2020

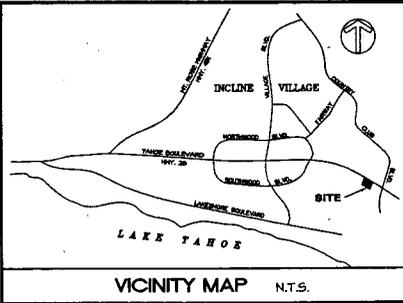
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
Joseph J. Fomeoy 4/8/2017 DATE

ACKNOWLEDGMENT

STATE OF NEVADA )
COUNTY OF WASHOE )

THIS INSTRUMENT HAS ACKNOWLEDGED BEFORE ME ON April 28 2017, BY Joseph J. Fomeoy INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT.

NOTARY PUBLIC VAL RECTOR
Notary Public - State of Nevada
My Commission Expires January 14, 2021



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT CERTIFICATE

THE DISTRICT HEREBY CERTIFIES THAT IT HAS REVIEWED THE MAP SHOWN HEREON, AND WATER AND/OR SEWER SYSTEMS ARE PRESENTLY AVAILABLE AND CONNECTION THERETO WOULD BE ALLOWED UPON PROPER APPLICATION, APPROVAL AND PAYMENT OF APPLICABLE FEES. THIS CERTIFICATION IS SUBJECT TO: (1) THE AVAILABILITY OF WATER RIGHTS AND ACTIONS BROUGHT IN OPPOSITION TO THOSE WATER RIGHTS, AND (2) THE AVAILABILITY OF TREATMENT AND DISPOSAL CAPACITY OF THE DISTRICT'S WATER RECLAMATION FACILITIES. OPERATION AND MAINTENANCE OF THE WATER AND SEWER SYSTEM ON THE PROPERTY TO THE CONNECTION TO THE I.V.G.I.D. MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

Joseph J. Fomeoy April 28, 2017 DATE
JOSEPH J. FOMEYO, P.E.
DIRECTOR OF PUBLIC WORKS

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS REVERSION TRACT MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

AND IS PRECEDENT UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Walter Die M.D. PEHS 5/23/17 DATE
FOR THE DISTRICT BOARD OF HEALTH

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Karl Estemiller 5-26-2017 DATE
DIVISION OF WATER RESOURCES

PLANNING AND DEVELOPMENT CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DIVISION OF WASHOE COUNTY.

Maura Hauenstein DATE
DIRECTOR OF PLANNING AND DEVELOPMENT

SURVEYOR'S CERTIFICATE

I, KENNETH R. ARNETT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LAKE TAHOE SCHOOL, A NEVADA NONPROFIT CORPORATION.
2. THE LANDS SURVEYED LIE WITHIN SECTION 15, TOWNSHIP 16 NORTH, RANGE 18 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 24, 2017.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN ON THE TRACT MAP NO. 4015, RECORDED OCTOBER 25, 2001, AND RECORD OF SURVEY MAP NO. 1221, RECORDED MARCH 19, 1974, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, AND IS INTENDED TO REVERT ALL THAT LAND WITHIN THE EXTERIOR BOUNDARIES OF SAID TRACT MAP AND PARCEL 2 OF SAID RECORD OF SURVEY.
5. THIS MAP DOES NOT REPRESENT A FIELD SURVEY, AND NO MONUMENTS WERE SET.

Kenneth R. Arnett 12/18/16 DATE
KENNETH R. ARNETT
PROFESSIONAL LAND SURVEYOR NO. 16291
EXPIRES 12/31/18

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF TWO (2) SHEETS AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Michael E. Gump 9-07-17 DATE
MICHAEL E. GUMP
COUNTY SURVEYOR
EXPIRES 6-30-18

TAHOE REGIONAL PLANNING AGENCY CERTIFICATE

THIS REVERSION TRACT MAP CONFORMS TO TAHOE REGIONAL PLANNING AGENCY REQUIREMENTS.

Maria Casca 8/4/17 DATE
EXECUTIVE DIRECTOR/DESIGNEE

RECORDER'S CERTIFICATE

FILE NO. 4743449 Fee: 67.00 FILED FOR RECORD AT THE REQUEST OF Arnett & Associates Inc. ON THIS 17th DAY OF September, 2017, AT 3:02 MINUTES PAST 9 O'CLOCK AM, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Laurence R. Burtress COUNTY RECORDER
G. Peaslee DEPUTY

REVERSION TO ACREAGE FOR LAKE TAHOE SCHOOL

EAGLES LANDING CONDOMINIUMS, TRACT MAP NO. 4015 AND PARCEL 2 AS SHOWN ON SURVEY MAP NO. 1221, RECORDED IN FILE NO. 544536, WASHOE COUNTY OFFICIAL RECORDS, AND LOTS IN THE SE 1/4 SECTION 15, T. 16 N. R. 18 E. M.D.M., IN THE UNINCORPORATED TERRITORY OF WASHOE COUNTY, NEVADA.

ARNETT & ASSOCIATES, INC.
LAND SURVEYORS • PLANNERS
310 COUNTRY CLUB DR., UNIT 13 INCLINE VILLAGE, NV 89411

JOB: 16-02-03
DATE: 1/24/17
SCALE: AS NOTED
SHEET 1 OF 2

Reversion Tract Map 5226

5226

WAC23-0014 EXHIBIT E



Total Proposed Land Coverage	109,259 sq. ft.
Total Banked Class 6 Land Coverage	11,707 sq. ft.*
Excess Land Coverage	61,017 sq. ft.**
Remaining Excess Land Coverage to Mitigate	53,220 sq. ft.
Total Proposed Off-Site Land Coverage (Class 6, SR 28 ROW)	1,327 sq. ft.
Excess Coverage mitigated by Fence Project fee	35 sq. ft.
Remaining Excess Land Coverage to Mitigate	53,185 sq. ft.

160000 x .035/8 x 20 = 700/20 = 35 sq.ft.

\*Excess coverage does not include the additional Class 1b coverage transferred into the site in addition to the existing. The Class 1b coverage transferred into the site has been previously mitigated and thus does not need to be mitigated again.

### AREA OF WORK, CLOUDED, TYP.

EROSION CONTROL AND CONSTRUCTION FENCING, PER DETAILS 1.2 SHEET C1.3  
TREE PROTECTION FENCING, PER DETAIL 3, SHEET C1.3, TYP.

### LEGEND

- CONSTRUCTION FENCE
- EROSION CONTROL FENCE
- TREE PROTECTION

### PARCEL AREA BY LAND CLASS

PER TRPA APPROVED PLAN JULY 19, 2019

TOTAL LOT AREA	200,494 SQ. FT.
TOTAL AREA PER LAND CLASS	
CLASS 1b	6,376 SQ. FT.
CLASS 6	194,118 SQ. FT.
TOTAL	200,494 SQ. FT.
BASE ALLOWABLE AREA PER LAND CLASS	
CLASS 1b (1%)	64 SQ. FT.
CLASS 6 (30%)	58,235 SQ. FT.
TOTAL	58,299 SQ. FT.

### Existing Land Coverage per TRPA Approved Plan July 19, 2019

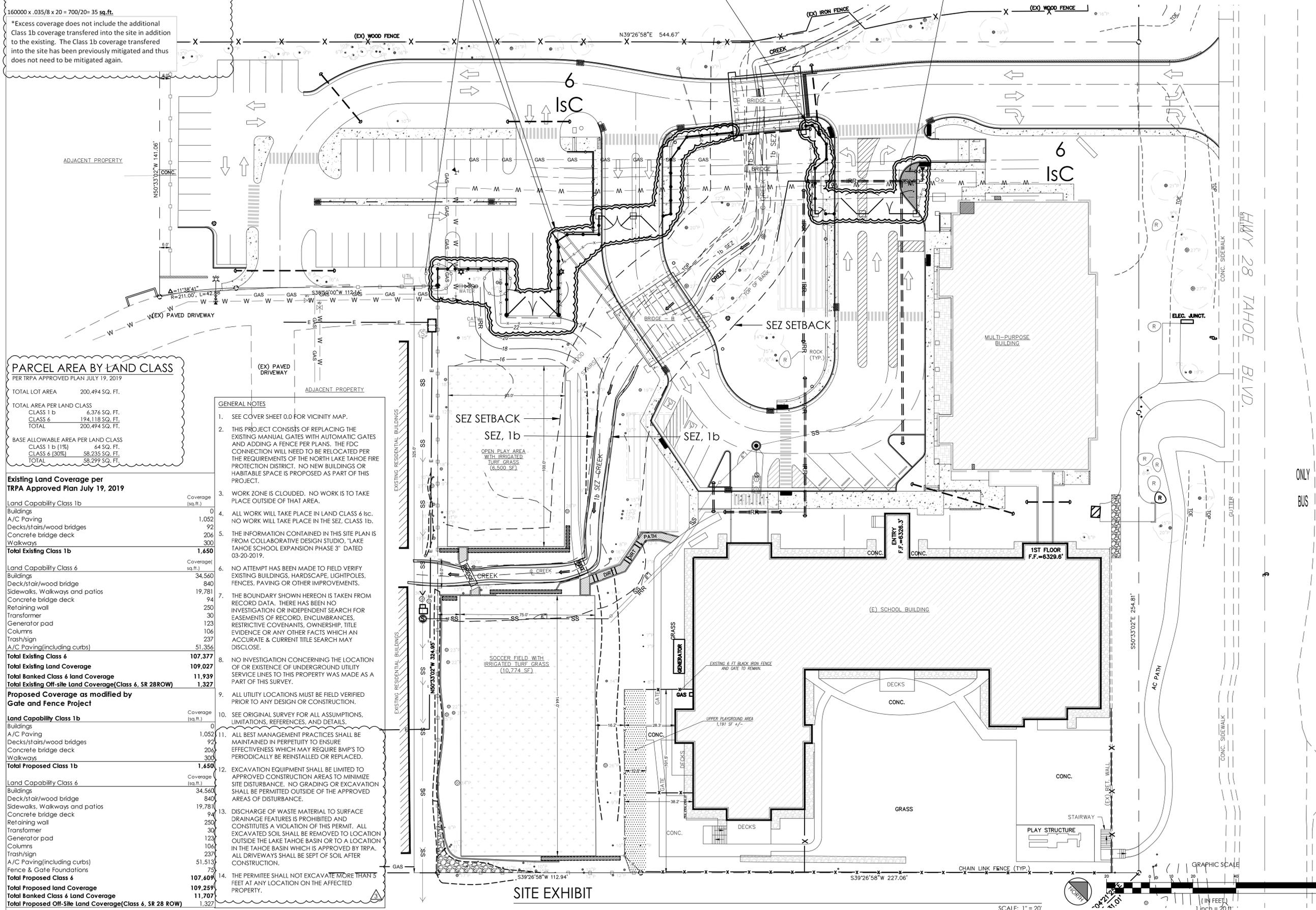
Land Capability Class 1b	Coverage (sq.ft.)
Buildings	0
A/C Paving	1,052
Decks/stairs/wood bridges	92
Concrete bridge deck	206
Walkways	300
<b>Total Existing Class 1b</b>	<b>1,650</b>
Land Capability Class 6	Coverage (sq.ft.)
Buildings	34,560
Deck/stair/wood bridge	840
Sidewalks, Walkways and patios	19,781
Concrete bridge deck	94
Retaining wall	250
Transformer	30
Generator pad	123
Columns	106
Trash/sign	237
A/C Paving (including curbs)	51,356
<b>Total Existing Class 6</b>	<b>107,377</b>
<b>Total Existing Land Coverage</b>	<b>109,027</b>
<b>Total Banked Class 6 Land Coverage</b>	<b>11,939</b>
<b>Total Existing Off-site Land Coverage (Class 6, SR 28ROW)</b>	<b>1,327</b>

### Proposed Coverage as modified by Gate and Fence Project

Land Capability Class 1b	Coverage (sq.ft.)
Buildings	0
A/C Paving	1,052
Decks/stairs/wood bridges	92
Concrete bridge deck	206
Walkways	300
<b>Total Proposed Class 1b</b>	<b>1,650</b>
Land Capability Class 6	Coverage (sq.ft.)
Buildings	34,560
Deck/stair/wood bridge	840
Sidewalks, Walkways and patios	19,781
Concrete bridge deck	94
Retaining wall	250
Transformer	30
Generator pad	123
Columns	104
Trash/sign	237
A/C Paving (including curbs)	51,513
Fence & Gate Foundations	75
<b>Total Proposed Class 6</b>	<b>107,609</b>
<b>Total Proposed Land Coverage</b>	<b>109,259</b>
<b>Total Banked Class 6 Land Coverage</b>	<b>11,707</b>
<b>Total Proposed Off-site Land Coverage (Class 6, SR 28 ROW)</b>	<b>1,327</b>

### GENERAL NOTES

- SEE COVER SHEET 0.0 FOR VICINITY MAP.
- THIS PROJECT CONSISTS OF REPLACING THE EXISTING MANUAL GATES WITH AUTOMATIC GATES AND ADDING A FENCE PER PLANS. THE FDC CONNECTION WILL NEED TO BE RELOCATED PER THE REQUIREMENTS OF THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT. NO NEW BUILDINGS OR HABITABLE SPACE IS PROPOSED AS PART OF THIS PROJECT.
- WORK ZONE IS CLOUDED. NO WORK IS TO TAKE PLACE OUTSIDE OF THAT AREA.
- ALL WORK WILL TAKE PLACE IN LAND CLASS 6 Isc. NO WORK WILL TAKE PLACE IN THE SEZ, CLASS 1b.
- THE INFORMATION CONTAINED IN THIS SITE PLAN IS FROM COLLABORATIVE DESIGN STUDIO, "LAKE TAHOE SCHOOL EXPANSION PHASE 3" DATED 03-20-2019.
- NO ATTEMPT HAS BEEN MADE TO FIELD VERIFY EXISTING BUILDINGS, HARDSCAPE, LIGHTPOLES, FENCES, PAVING OR OTHER IMPROVEMENTS.
- THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA. THERE HAS BEEN NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- SEE ORIGINAL SURVEY FOR ALL ASSUMPTIONS, LIMITATIONS, REFERENCES, AND DETAILS.
- ALL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED IN PERPETUITY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMP'S TO PERIODICALLY BE REINSTALLED OR REPLACED.
- EXCAVATION EQUIPMENT SHALL BE LIMITED TO APPROVED CONSTRUCTION AREAS TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE APPROVED AREAS OF DISTURBANCE.
- DISCHARGE OF WASTE MATERIAL TO SURFACE DRAINAGE FEATURES IS PROHIBITED AND CONSTITUTES A VIOLATION OF THIS PERMIT. ALL EXCAVATED SOIL SHALL BE REMOVED TO LOCATION OUTSIDE THE LAKE TAHOE BASIN OR TO A LOCATION IN THE TAHOE BASIN WHICH IS APPROVED BY TRPA. ALL DRIVEWAYS SHALL BE SEPT OF SOIL AFTER CONSTRUCTION.
- THE PERMITEE SHALL NOT EXCAVATE MORE THAN 5 FEET AT ANY LOCATION ON THE AFFECTED PROPERTY.



### SITE EXHIBIT

SCALE: 1" = 20'



PO Box 7586  
3080 N. Lake Blvd, Suite A  
Tahoe City, CA 96145  
530.412.1328, 530.318.0001  
www.evolvedesignworks.com

stamp

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unpublished work of the designer and  
may not be duplicated, used or disclosed  
without written consent of the designer.

project number	2020.046	
drawn by	AM checked by BA	
ISSUES & REVISIONS		
no.	description	date
1	Permit Submittal	2021.07.06
2	Plan Check	2021.09.14
3	TRPA CONDITIONS OF APPROVAL	2021.10.13
4	TRPA CONDITIONS OF APPROVAL	2022.03.18

project location

Lake Tahoe School Gate & Fence Replacement Project  
Lake Tahoe School  
995 Tahoe Blvd.  
Incline Village Nevada  
Washoe County APN:127-030-039

### Overall Site Exhibit

sheet

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND THE DESIGN IS THE EXCLUSIVE PROPERTY OF LUNDAHL AND ASSOCIATES, ARCHITECTS. NO REPRODUCTION OR TRANSMISSION OF THESE DOCUMENTS IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, IS PROHIBITED EXCEPT BY PRIOR WRITTEN PERMISSION OF LUNDAHL AND ASSOCIATES, ARCHITECTS. COPYRIGHT, 2002 LUNDAHL AND ASSOCIATES, ARCHITECTS

LUNDAHL & ASSOCIATES  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
9444 DOUBLE R BLVD, SUITE B RENO, NEVADA (775) 348-7777 • FAX (775) 348-0904

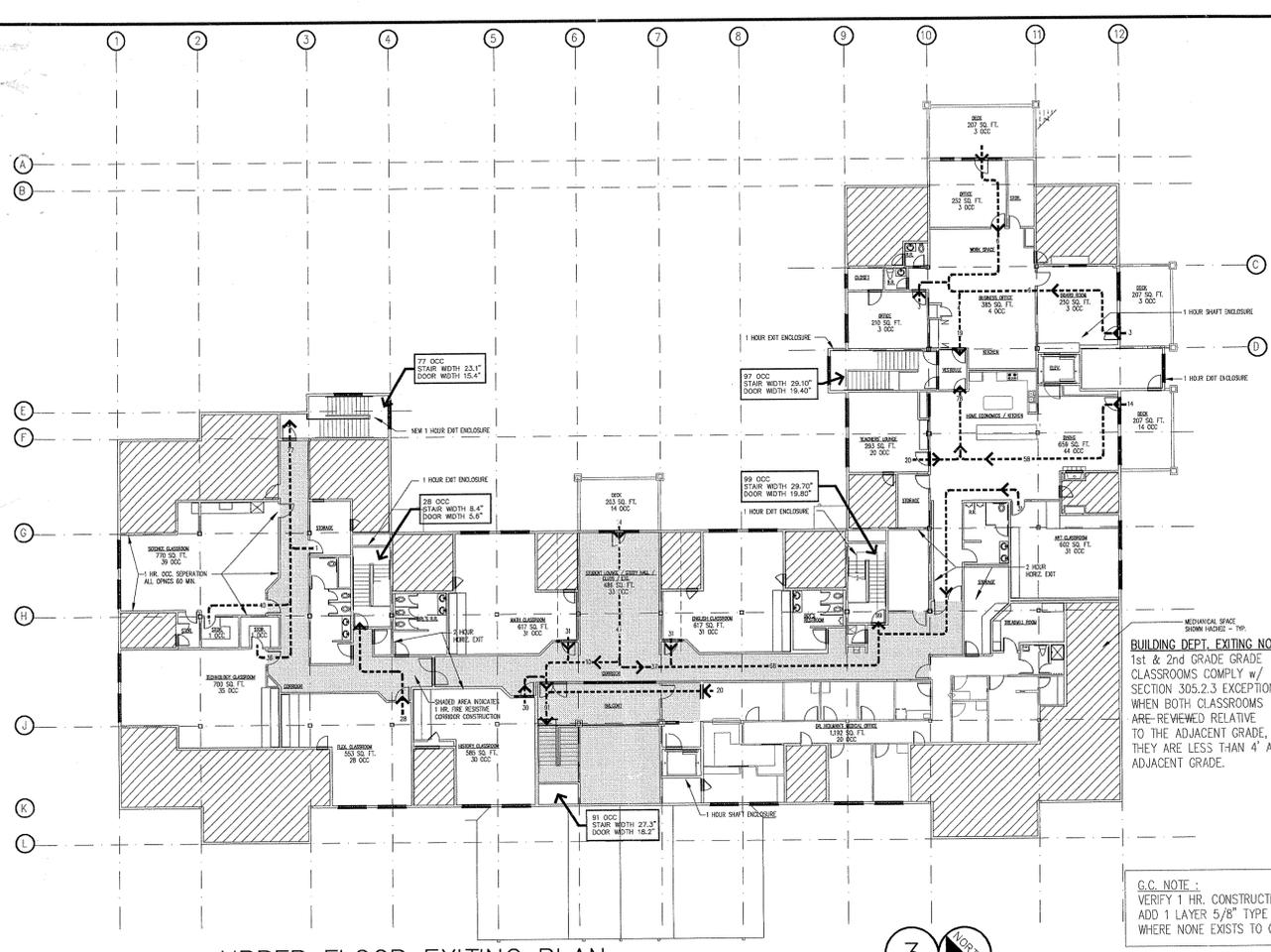


LAKE TAHOE SCHOOL  
EAGLES LANDING BUILDING REMODEL  
FOR TMD/KC, LLC  
APN 127-030-14  
WASHOE COUNTY INCLINE VILLAGE, NEVADA  
995 TAHOE BOULEVARD

REVISIONS:  
13 JAN. 2003  
14 JAN. 2003  
ROOM REVISIONS

JOB NO: 200142  
DATE: 6 DECEMBER 2002  
CHECKED BY: TL  
DRAWN BY: KR  
SCALE: AS NOTED

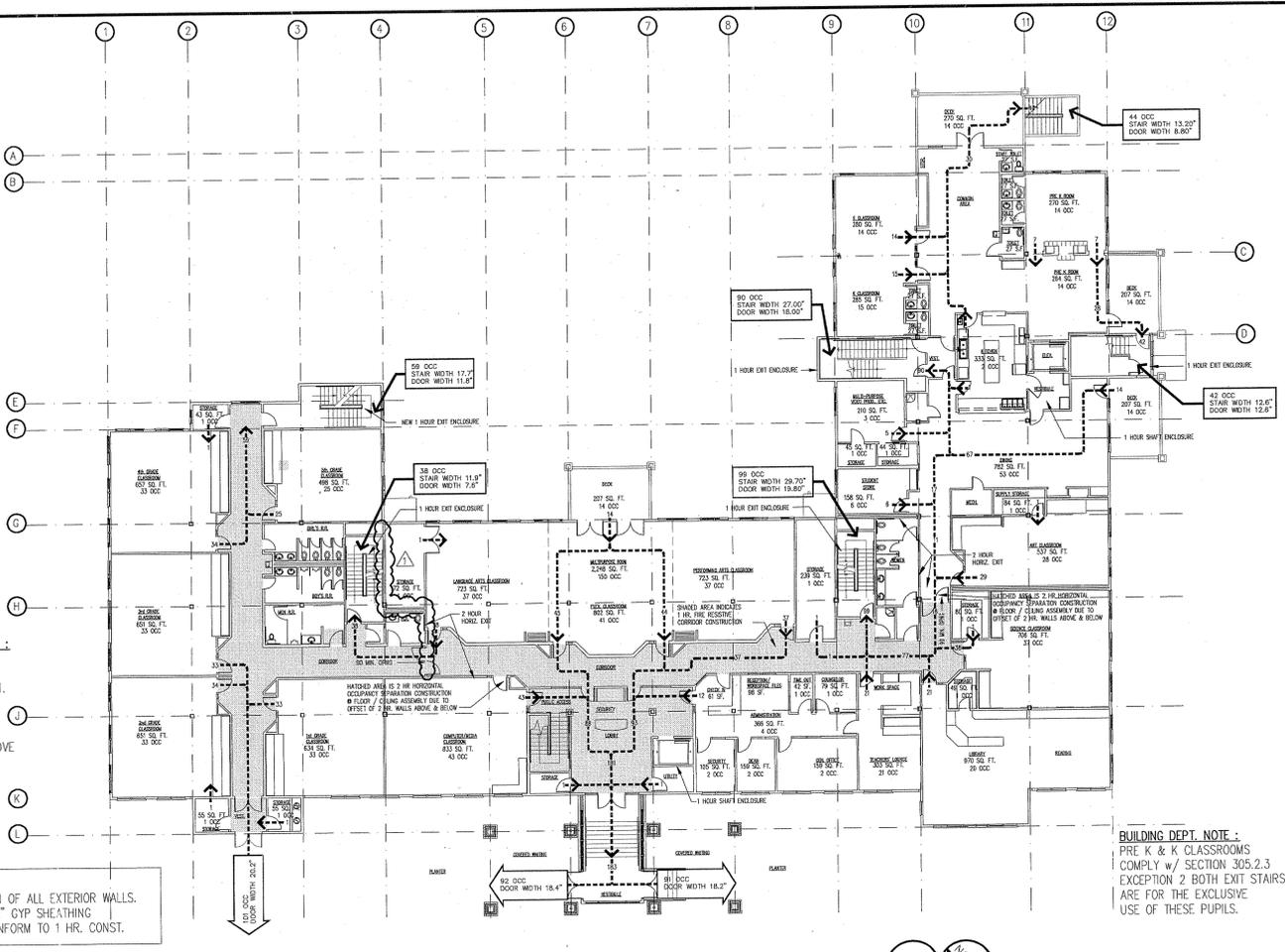
SHEET:  
A0.1  
FINAL CONSTRUCTION SET



UPPER FLOOR EXITING PLAN  
1/16"=1'-0"

**BUILDING DEPT. EXITING NOTE:**  
1st & 2nd GRADE GRADE CLASSROOMS COMPLY w/ SECTION 305.2.3 EXCEPTION 1. WHEN BOTH CLASSROOMS ARE REVIEWED RELATIVE TO THE ADJACENT GRADE, THEY ARE LESS THAN 4' ABOVE ADJACENT GRADE.

**G.C. NOTE:**  
VERIFY 1 HR. CONSTRUCTION OF ALL EXTERIOR WALLS. ADD 1 LAYER 5/8" TYPE "X" GYP SHEATHING WHERE NONE EXISTS TO CONFORM TO 1 HR. CONST.



MIDDLE FLOOR EXITING PLAN  
1/16"=1'-0"

**BUILDING DEPT. NOTE:**  
PRE K & K CLASSROOMS COMPLY w/ SECTION 305.2.3 EXCEPTION 2 BOTH EXIT STAIRS ARE FOR THE EXCLUSIVE USE OF THESE PUPILS.

- ADOPTED CODES:**
- 1997 EDITION, UNIFORM BUILDING CODE, VOLUME 1, 2, 3, & APPENDICES, CHAPTER 3, DIVISION 1, 11, 14, CHAPTER 4, DIVISION 1, CHAPTER 9, CHAPTER 11, DIVISION 1, & 11, CHAPTER 12, DIVISION 1 & 11, CHAPTER 13 AS AMENDED-CHAPTER 15, CHAPTER 16, DIVISION 17 & 17, CHAPTER 18, CHAPTER 23, CHAPTER 31, DIVISION 11, & CHAPTER 33 AS AMENDED.
  - 1997 EDITION, UNIFORM PLUMBING CODE & LAPMD INSTALLATION STANDARDS & APPENDICES A, B, C, D, E, F, G, H, J.
  - 1997 EDITION, UNIFORM MECHANICAL CODE & APPENDICES A, B, C, & D.
  - 1997 EDITION, UNIFORM FIRE CODE AS AMENDED.
  - 1997 EDITION, UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.
  - 1997 EDITION, UNIFORM SOLAR ENERGY CODE.
  - 1997 EDITION, UNIFORM SWIMMING POOL, SPA & HOT TUB CODE.
  - 1997 EDITION, NATIONAL ELECTRICAL CODE & UNIFORM ADMINISTRATIVE CODE PROVISIONS AMENDED.

**1997 UNIFORM BUILDING CODE ANALYSIS**

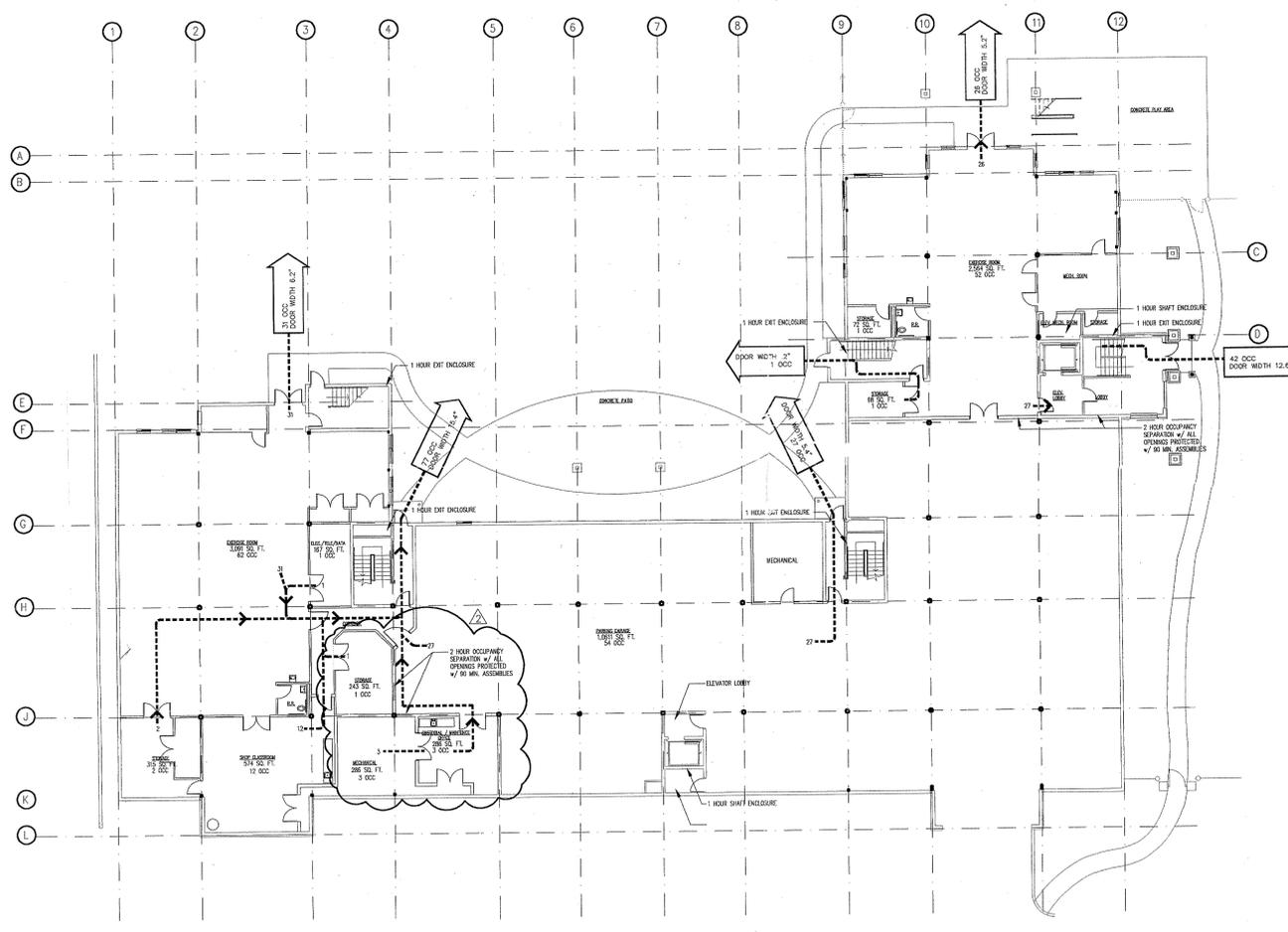
OCCUPANCY	S-3	B	E-1
TYPE 1-1 HOUR (TABLE 5-B) BASIC ALLOWABLE AREA	14,000	14,000	15,700
MULTISTORY INCREASE			
100% INCREASE OF SUBTOTAL ABOVE (504.2)	14,000	14,000	15,700
SUBTOTAL	28,000	28,000	31,400
SEPARATION ON THREE SIDES			
100% INCREASE OF SUBTOTAL ABOVE (505.1.2)	28,000	28,000	31,400
SUBTOTAL	56,000	56,000	62,800
AUTOMATIC SPRINKLER SYSTEM INCREASE			
100% INCREASE OF SUBTOTAL ABOVE (505.3)	NOT USED	NOT USED	NOT USED
SUBTOTAL	54,000	54,000	62,800
REDUCED TRAVEL DISTANCE			
50% INCREASE OF SUBTOTAL ABOVE (305.2.1)	N/A	N/A	31,400
TOTAL ALLOWABLE FLOOR AREA	54,000	54,000	94,200
PROPOSED FLOOR AREA	11,633	2,017	46,278
ALLOWABLE FLOOR AREA OF MIXED OCCUPANCIES (504.3)	54,000	54,000	94,200
ACTUAL / ALLOWABLE	0.22	0.04	0.49
ALLOWABLE BUILDING HEIGHT (TABLE 10-B)	50	50	50
PROPOSED BUILDING HEIGHT			
BASIC ALLOWABLE NUMBER OF STORES (TABLE 5-B)	3	3	2
AUTOMATIC SPRINKLER INCREASE IN NUMBER OF STORES (506)	4	4	3
TOTAL ALLOWABLE NUMBER OF STORES	4	4	3
PROPOSED NUMBER OF STORES	1	3	3
<b>FIRE RESISTIVE REQUIREMENTS (TABLE 6-A)</b>			
BEARING WALLS - EXTERIOR	1 HOUR	1 HOUR	1 HOUR
BEARING WALLS - INTERIOR	1 HOUR	1 HOUR	1 HOUR
NON-BEARING WALLS - EXTERIOR	1 HOUR	1 HOUR	1 HOUR
STRUCTURAL FRAME	1 HOUR	1 HOUR	1 HOUR
PARTITIONS - PERMANENT	1 HOUR	1 HOUR	1 HOUR
SHAFT ENCLOSURES	1 HOUR	1 HOUR	1 HOUR
FLOORS AND FLOOR-CEILINGS	1 HOUR	1 HOUR	1 HOUR
ROOFS AND ROOF-CEILINGS	1 HOUR	1 HOUR	1 HOUR
EXTERIOR DOORS AND WINDOWS	NOTED	NOTED	NOTED
STAIRWAY CONSTRUCTION	NOTED	NOTED	NOTED

**PLUMBING FIXTURE REQUIRED FOR SCHOOL USE PER UPC:**

SCHOOL STAFF:	WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
MALE (15 OCC.)	1	1	1	
FEMALE (15 OCC.)	1		1	
<b>SCHOOL STUDENTS:</b>				
ELEMENTARY MALE (K-5 / 104 OCC.)	4	2	3	
SECONDARY MALE (6-8 / 45 OCC.)	2	2	2	
ELEMENTARY FEMALE (K-5 / 104 OCC.)	5		3	
SECONDARY FEMALE (6-8 / 45 OCC.)	2		2	
				2 TOTAL

**NOTE:**  
COUNTS BASED ON 1 K - 8 GRADE CLASSROOMS (10) MAXIMUM OCCUPANT LOAD EXCLUDING STAFF, LISTED SEPARATELY & SHARED CLASSROOMS, IE. ART, SCIENCE, COMPUTER, TECHNOLOGY, FLEX, HOME ECONOMICS & LIBRARY WHICH ARE OCCUPIED ALSO BY GRADE CLASSES AT TIMES.  
\*FOR HALLWAYS, ETC.

**FIRE EXITING PLAN**



LOWER FLOOR EXITING PLAN  
1/16"=1'-0"

FINAL CONSTRUCTION SET



November 16, 2023

Courtney Weiche, Senior Planner  
 Planning & Building Division  
 Washoe County Community Services Department  
 1001 E. 9th Street, Bldg A  
 Reno, NV 89512

Subject: **Lake Tahoe School Amendment of Special Use Permit Conditions  
 995 Tahoe Blvd., Incline Village, Washoe County APN #127-030-39**

Dear Ms. Weiche,

As a follow-up to our meeting on September 11, 2023, the attached Amendment of Conditions Application is being submitted by Exline & Company, Inc. (“the Agent”) on behalf of the Lake Tahoe School (“the Applicant”) for the Subject Parcel. The Applicant is requesting an amendment to the Special Use Permit WSUP17-0004 Existing Operational Condition “1.g.iv.1.” and to the recent Director’s Modification WDMOD21-0009 approval to increase student enrollment from 220 students to 250 students.

The Lake Tahoe School believes that a maximum student enrollment of 250 would be a superior number that will accommodate the current wait list students and the future student enrollment numbers from the community. The table below represents the current allowed enrollment, anticipated number of students and proposed maximum allowed student enrollment.

<b>Student Enrollment Breakdown</b>	
Maximum Student Enrollment Capacity per WDMOD21-0009, 10% expansion of the student population permanently in accordance with WCC 110.810.60a(4) & 110.804.35	220
Maximum Student Enrollment Capacity per SUP17-0004, Condition 1.g.iv.1.	200
Current Families ( <i>Student/Siblings</i> )	125
Anticipated New Students ( <i>No Current Student Sibling</i> )	15
Anticipated Actual Student Enrollment	235
Proposed Increase to Student Enrollment	250

Per the Director's Modification (File# WDMOD21-0009), allowed a 10% student enrollment increase from 200 to 220 for the 2021-2022 school year. The Director's Modification Minor Deviation of Standards would serve as a means of recording the 10% expansion of the student population permanently in accordance with WCC 110.810.60a(4) and 110.804.35.

The subject application requests to increase the student population as a continuation of the indirect effect of COVID-19 to the Lake Tahoe region and to memorialize the maximum allowed student enrollment to 250 students.

Prior to the WDMOD21-0009, the maximum enrollment was 200 students per Special Use Permit "WSUP17-0004" Existing Operational Condition "1.g.iv.1." and as approved by the Washoe County Board of Commission on July 11, 2017, as the following.

*"The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment [shall] not exceed 200 students in any one enrollment period (quarter, semester or school year) including Pre-K."*

The table below represents the previously approved Special Use Permits and Amendments of Conditions.

Date	Ref. file #	Application	Approved Enrollment	Condition	Operational Condition of Approval
1/13/2022	WDMOD21-0009	Director's Modification - Increase in Enrollment, by 20 students / 10% increase in student enrollment from 200 students to 220 students	Total of 220 Students	None	The minor deviation would serve as a means of recording the 10% expansion of student population permanently in accordance with WCC 110.810.60a(4) and memorializes the County's approval of a 10% expansion in the number of students permitted within Lake Tahoe School.
7/14/2017	WSUP17-0004	Modify SW02-008 - Multi-purpose building addition	No Change to Student Enrollment - Total of 200 students	1.g.iv.1.	The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment [shall] not exceed 200 students in any one enrollment period (quarter, semester or school year) including Pre-K.
9/3/2013	AC13-007	Amendment of Conditions to SW02-008 - Increase of Enrollment, increase by 15 Pre-K students & increase total by 50 students.	Total of 200 Students, including 40 Pre-K students	1.a.	The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 200 students in any one enrollment period (quarter, semester or school Year) including Pre-K. The maximum enrollment in Pre-K shall not exceed more than 40 students in either the morning or afternoon program.
4/2/2013	SB13-001	Modify SW02-008 - Conversion of Commercial Office Space to Public Facility	No Change to Student Enrollment - SW02-008 still in effect.	1.b.	All General and Operational Conditions of Approval from SW02-008 are still in effect and compliance with those conditions is required.
9/6/2006	AC06-006	Amendment of Conditions to SW02-008 - Increase of Enrollment, by 10 Pre-K students	Total of 150 Students & 25 Pre-K students	1.7.	The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 150 students in any one enrollment period (quarter, semester or school year) including Pre-K. The maximum enrollment in Pre-K shall not exceed 25 students in either the morning or afternoon program.
8/8/2002	SW02-008	Special Use Permit	Total of 150 Students & 15 Pre-K students	7	The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment shall not exceed 150 students in any one enrollment period (quarter, semester or school year) including, Pre-K. The maximum enrollment in Pre-K shall not exceed more than 15 student in either the morning or afternoon program.

## Amendment of Conditions Application - Supplemental Information

- 1. The following information is required for an Amendment of Conditions:**
- a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.**

The proposed amendment to increase the Lake Tahoe School student enrollment from 220 students to 250 students, is a continuation of the indirect effect of COVID-19 to the School. The increase in student enrollment is being requested to address the community's demand and accommodate the students currently on the enrollment wait list. The proposed amendment will modify the approval by 30 additional students. The additional 30 students would largely consist of siblings of a current student already attending the Lake Tahoe School.

- b. Identify the specific Condition or Conditions that you are requesting to amend.**

The Director's Modification (File# WDMOD21-0009), was approved as the following;

*"Request for 10% expansion in the number of enrolled students from 200, per special use permit SB13-001\*, to 220 students in response to increased enrollment for the 2021-2022 school year." "The minor deviation would serve as a means of recording the 10% expansion of the student population permanently in accordance with WCC 110.810.60a(3)\*\*.<sup>1</sup>*

Per the Special Use Permit "WSUP17-0004" Existing Operational Condition "1.g.iv.1." was approved by the Washoe County Board of Commissioners as the following;

*"The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment [shall] not exceed 200 students in any one enrollment period (quarter, semester or school year) including Pre-K."*

- c. Provide the requested amendment language to each Condition or Conditions, and provide both the existing and proposed condition(s).**

The existing conditions of approvals are included in response 1.b. above.

The amended condition 1.g.iv.1. proposed language to state:

*"The school operation is limited to Pre-K and kindergarten through ninth grade. The maximum enrollment shall not exceed 250 students in any one enrollment period (quarter, semester or school Year) including Pre-K."*

<sup>1</sup> \*Correction to reference WSUP17-0004

\*\*WCC 110.810.60a(4)

**2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.**

The Lake Tahoe School has diligently worked to address the parking and traffic situation, by relocating and reconfiguring the access driveway and recirculation of the drop-off and pick-up zone and parking lot. These recent site improvements have contributed to improved traffic flow and safety. However, given that traffic will be one of the primary considerations regarding the proposed student enrollment increase. The additional 30 students would largely consist of siblings of a current student already attending the Lake Tahoe School therefore, it is not anticipated that the increase in students would generate 80 or more weekday peak hour trips. Based on the LSC report, no traffic growth along SR 28 has been observed over the past five (5) years as per NDOT’s historical traffic volumes. The future volumes shown below, in and out of the school were increased by 25% in proportion to the proposed student enrollment growth.

**Table 1: SR 28/Lake Tahoe School Driveway Peak Hour Intersection Traffic Volumes**

Intersection	Northbound			Eastbound		Westbound		Total
	Left	Through	Right	Through	Right	Left	Through	
<b>2023 Existing Design Volumes</b>								
AM SR 28/School Driveway	72	--	63	238	86	60	349	867
PM SR 28/School Driveway	72	--	51	355	63	27	359	927
<b>Future Design Volumes</b>								
AM SR 28/School Driveway	90	--	79	238	108	75	349	938
PM SR 28/School Driveway	90	--	64	355	79	34	359	981

**Table 2: Lake Tahoe School Driveway/Tahoe Blvd - Existing Intersection LOS Summary**

Scenario	Control Type	LOS Threshold	Delay (sec/veh)	LOS <sup>1</sup>
2023 Existing PM Peak Hour	TWSC	F	20.4	C
Future AM Peak Hour	TWSC	F	25.7	D
Future PM Peak Hour	TWSC	F	22.8	C

TWSC = Two-Way Stop-Control; AWSC = All-Way Stop-Control  
 NOTE 1: Level of service for unsignalized intersections is reported for the worst movement.  
 Source: LSC Transportation Consultants, Inc.

The School has further evaluated some traffic circulation improvements and mitigation measures to help address the congestion. These measures have either already been implemented or will be in the upcoming school year.

**Traffic Management:**

- The School is considering moving the traffic flow through the lower parking lot in order to get the drop-off traffic out of the main driveway.
- Two traffic officers will be conducting traffic management flow during School peak traffic times.
- More traffic lanes will be opened up to improve traffic flow & allow additional queue storage at pick-up.

- Restriping the parking and pick-up areas (planned to occur in October).

*Measures to reduce trips, traffic and congestion:*

- Staggered drop-off times for the coming school year between the upper and lower grade school release.
- All sibling students will be released and be picked up together. The School plans to have the lower grade siblings wait in the library or gym until upper grade lets out to reduce those trips.
- The school encourages other modes of transportation, when weather conditions permit and the number of vehicle trips saved per student is estimated below.

Mitigation	Trips Reduced / School Day
Same time sibling pick up	25
Carpooling	20
Shuttle	15
Biking, Walking, etc.	30
<b>Total</b>	<b>90</b>

*\*These numbers are to demonstrate trips saved per student by other modes of travel vs individual student vehicle trips. The numbers above are estimations are not exact calculations.*

Amendment of Conditions to the Special Use Permit to increase student enrollment by 30 students from 220 to 250 students, will not cause or require construction expansion to floor area, alterations or modifications to the existing buildings or site nor have a substantial adverse effect on adjacent and surrounding properties.

The School is proactively managing the traffic improvements with public health and safety of the students being of the utmost importance.

Please feel free to contact us if you have any questions regarding this application request.

Sincerely,



Nick Exline  
Principal Planner

Enclosures:

1. Amendment to Conditions Application Form
2. Signed Property Owner Affidavit
3. Proof of Property Tax Payment
4. Site Plan

**Lake Tahoe School**  
995 Tahoe Blvd  
Incline Village, NV 89451

**Date:**

18 October, 2023

**To:**

John James  
Fire Marshal  
North Lake Tahoe Fire Protection District  
866 Oriole Way  
Incline Village, NV 89451

**From:**

Peter Grove  
Principal  
Collaborative Design Studio  
9444 Double R Blvd, Ste B  
Reno, NV 89521

**Subject:**

Lake Tahoe School Enrollment Increase

**Comments:**

Regarding the requested enrollment increase from 220 to 250 students. We have reviewed the existing capacity for the building and determined that the additional occupants will not obstruct the proper use of egress components or other elements of egress as the building has a design occupant load of 1,253, which is adequately handled by the existing egress components. Additionally, posted occupant loads will remain unchanged.



10/19/2023



October 23, 2023

Courtney Weiche, Senior Planner  
Planning & Building Division  
Washoe County Community Services Department  
1001 E. 9th Street, Bldg A  
Reno, NV 89512

Subject: **Lake Tahoe School Amendment of Special Use Permit Conditions  
995 Tahoe Blvd., Incline Village, Washoe County APN #127-030-39**

Dear Ms. Weiche,

In response to the Washoe County Health Department, Environmental Health Services (WCHD), please see the below responses to their comments.

**a) Condition #1: The WCHD has reviewed this application and has the following requirements which must be addressed prior to approving the special use permit application:**

**1. Applicant must demonstrate there are adequate bathroom and handwash facilities for the increased number of students at the school pursuant to NRS and NAC 444.**

*Response: There are twenty-three (23) restrooms with thirty-eight (38) toilets, seven (7) urinals and thirty-one (31) sinks and complies with NAC Chapter 444 Sanitation, Schools section 444.56854 - Toilets, lavatories and drinking fountains and [NRS 439.200, 444.335](#)).*

**2. Applicant must demonstrate there are adequate drinking fountains or water stations for the increased number of students at the school pursuant to NRS and NAC 444.**

*Response: There are eight (8) water fountains/stations throughout the school and complies with NAC Chapter 444 Sanitation, School section 444.56856 - Drinking fountains and potable drinking water and [NRS 439.200, 444.335](#)).*

Please feel free to contact us if you have any questions.

Sincerely,

*Nicholas Exline*

Nick Exline

Principal Planner



# WASHOE COUNTY

## Planning and Development

INTEGRITY COMMUNICATION SERVICE

Community Services Dept.  
P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-6100  
Fax: (775) 328-6133

RECEIVED

July 14, 2017

JUL 18 2017

INT. *Smith*  
NANCY PARENT  
WASHOE COUNTY CLERK

To: Nancy Parent, County Clerk

From: Eva M. Krause, AICP, Planner

Subject: The Tahoe Racquet Club's appeal of the Planning Commission's approval for Special Use Permit WSUP17-0004 (Lake Tahoe School) to modify Special Use Permit SW02-008 which permitted the operation of a kindergarten through 9<sup>th</sup> grade private school in an existing commercial building. The approved modification will permit the construction of a 13,906 square foot multi-purpose building with parking. As approved, the new building will require the relocation of the access road that serves Lake Tahoe School and provides access to the Tahoe Racquet Club, a residential condominium subdivision, from Tahoe Boulevard. The current access is located approximately 725 feet northwest from the intersection of Country Club Boulevard and Tahoe Boulevard. The access easement will be relocated approximately 200 feet further to the northwest.

Applicant: Lake Tahoe School • Property Owner: Lake Tahoe School • Location: 955 Tahoe Boulevard • Assessor's Parcel Numbers: 127-581-01 and 127-030-21 • Parcel Size: 4.11 acres (total) • Master Plan Category: Commercial (C) • Regulatory Zone: Tourist Commercial • Area Plan: Incline Village Tourist Commercial • Citizen Advisory Board: Incline Village/Crystal Bay • Development Code: Authorized in Article 810, Special Use Permit (Commission District 1.)

Pursuant to NRS 278.0235, please be advised that the Washoe County Board of County Commission (Board) took final action on July 11, 2017, on the above referenced case. The Board's final action was to affirm the Planning Commission's approval of Special Use Permit WSUP17-0004 (Lake Tahoe School) and amending Conditions 1.b.i, 1.f.iii, 1.f.iv, 1.f.v and 1.f.ii. of the Conditions of Approval.

After the public hearing was closed, Commissioner Berkbigler made the following motion, and Commissioner Lucey seconded:

Move to affirm the Planning Commission's approval of Special Use Permit WSUP17-0004 (Lake Tahoe School), and to modify conditions as outlined in the letter [as read into the record by Commissioner Lucey, see attachment] and agreed to by both parties.

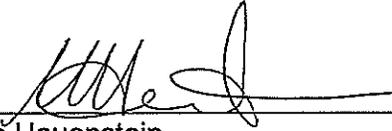
The Board unanimously approved the motion. All Board members were present: Commissioner Lucey, Chair; Commissioner Berkbigler, Vice Chair; Commissioner Jung; Commissioner Herman; Commissioner Hartung.

Please provide a copy of this letter to our department indication when this letter was received by your office.

WAC23-0014  
EXHIBIT H

Memo to: Nancy Parent  
Subject: WSUP17-0004 (Lake Tahoe School) BCC Final Action  
Date: July 14, 2017  
Page: 2

Sincerely,



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Mojra Hauenstein  
Planning and Building Division Director  
Washoe County Community Services Department

EK:ek

Attachment: Conditions of Approval (Amended)

Letter to Chairman Lucey from William A. Baker and Peter J. Sferrazza,  
dated July 11, 2017

Cc: WSUP17-0004 (Lake Tahoe School) case file

Applicant/Property Owner: Lake Tahoe School, 995 Tahoe Blvd., Incline Village, NV  
89451

Representative: Nick Exline, Midkiff and Associates, PO Box 12427, Zephyr  
Cove, NV 89448  
Michael Pagni, [mpagni@mcwlaw.com](mailto:mpagni@mcwlaw.com)

Appellant: Wm. A. Baker and Peter J. Sferrazza, for Tahoe Racquet  
Club, 9468 Double R Blvd., Suite A, Reno NV 89521

Other (email): Lyn Barnnet, [lyn@wbaplanning.com](mailto:lyn@wbaplanning.com)  
Jennifer Self, [Jself@TRPA.org](mailto:Jself@TRPA.org)

# WALSH, BAKER & ROSEVEAR

William A. Baker

ATTORNEYS & COUNSELORS AT LAW  
9468 Double R Blvd., Suite A  
RENO, NEVADA 89521  
(775) 853-0883  
FAX (775) 853-0860

LAKE TAHOE OFFICE:

July 11, 2017

Washoe County Commission Chairman Bob Lucey  
Washoe County Complex  
Via Hand Delivery

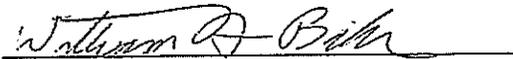
Re: Lake Tahoe School Appeal Matter

Dear Chairman Lucey:

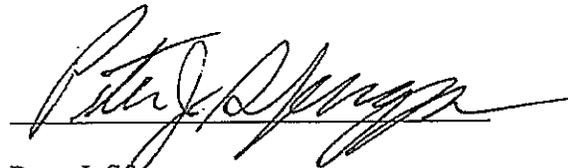
Please be advised that the undersigned appellants of Special Use Permit WSUP17-0004 have reached an agreement with the applicant, Lake Tahoe School, such that we hereby withdraw the appeal of Tahoe Racquet Club to of the grant of the Special Use Application as previously entered by the Planning Commission. The 101 member Owners of residences at the Tahoe Racquet Club, of which co-appellant Peter Sferrazza is one, are pleased to come before you in affirmative support of the SUP application of our neighbor, the Lake Tahoe School and its project. The undersigned further consent to the clarifying amendments to the SUP conditions as set forth in the attached in support off said special use permit application.

Thank you for your consideration of this request. Thanks also to each member of the Board of County Commissioners that so kindly gave of their time and assistance in the resolution of this matter. This matter may be removed from your agenda today pursuant to this request of the appellants.

Sincerely,



William A. Baker, Esq.  
Agent for Appellant Tahoe Racquet Club



Peter J. Sferrazza  
Co-Appellant

- BCC 7-11-17 # 14  
Settlement Letter to Chair -

WAC23-0014  
EXHIBIT H

**Exhibit "E"**  
**SUP Condition Clarifications**

The following requested clarifications to the SUP conditions are consented to by LTS and TRC:

Condition 1.b.i: This condition may be deleted as the Lease has been terminated effective July 26, 2017.

Conditions f.iii, iv and v: These conditions shall be clarified to reflect they are intended to apply only to "public uses unrelated to school activities".

Condition f.ii: The last sentence shall be stricken.



# Conditions of Approval

Special Use Permit Case Number WSUP17-0004

The project approved under Special Use Permit Case Number WSUP17-0004 shall be carried out in accordance with the Conditions of Approval granted by the Board of County Commissioners on July 11, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.

- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**
- **Nevada Department of Transportation (NDOT) has jurisdiction over all state roads. Any conditions set by NDOT must be appealed to that agency.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development Division**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

**Contact – Eva M. Krause, 775.328-3628, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County or the Tahoe Regional Planning Agency. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

**NOTE**

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Access to the Tahoe Racquet Club subdivision shall be maintained during construction. Temporary closure of access driveway shall be limited to no more than 15 minutes per hour. Temporary closures shall not be permitted between 7:00 am to 9:00 a.m. or 3:30 p.m. and 6:30 p.m.
- f. New Operational Conditions are required:
  - i. The use of the multi-purpose building shall be limited to school sponsored activities and functions. The building shall not be leased or rented for private functions or

- events. The building shall not be used as Convention and Meeting Facilities commercial use type.
- ii. The use of the multi-purpose building exclusively for student activities is permitted during the school day.
  - iii. Activities held in the multi-purpose building that are open for public use, unrelated to school activities, and is expected to draw more than 100 people, shall not begin before 4:00 p.m. on a school day, and not before 8:00 a.m. on other days.
  - iv. When an activity is open for public use unrelated to school activities, and intended or expected to draw more than 125 people. The school shall prepare and implement a parking plan that provides off-site parking locations and transportation to and from those sites.
  - v. The multi-purpose building shall not be open for public use unrelated to school activities on the following holidays: New Year's Day, Presidents Day, Fourth of July, Labor Day and Thanksgiving.
- g. The following **Existing Operational Conditions** shall continue to be required:
- i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
  - iii. The applicant and any successors shall direct any potential purchaser and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - iv. The following operational conditions, shall continue to apply:
    1. The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment [shall] not exceed 200 students in any one enrollment period (quarter, semester or school year) including Pre-K.
    2. The applicant shall install directional signs in prominent locations directing people to the handicapped parking and access in the garage.
    3. The applicant shall provide a minimum of two staff persons at the front entrance of the building starting a minimum of 15 minutes before and after the beginning and ending of all class periods. One staff person shall be dedicated to directing traffic and the second person shall be responsible for supervising students.
    4. The traffic director shall see that a clear driving lane in and out of the parking garage are maintained at all times, no cars will be allowed to stack in front of the parking garage entrance and children shall not be allowed to load or unload from vehicles in this area.
    5. The traffic director shall see that at no time shall unattended vehicles be allowed to park in the driving lanes and no vehicle shall be allowed to stand in the driving lane in front of the school more than 5 minutes. Any car waiting

more than 5 minutes in this area shall be directed to the parking lot in the rear of the property.

6. The applicant shall develop and manage an active car-pooling program for both staff and students. This program shall include notices and announcement at informational meetings and create a ride-share board for staff. The school shall also collect information regarding the residential location of students and shall contact parents to notify them of other student households who are in their neighborhoods. The school should provide parent with names and phone numbers of willing participants.
7. ~~(deleted) There shall be 10 parking spaces reserved for urgent care patients, no more than one of which may be designated as handicapped. If the dedicated parking is in the garage than signs direct patents into the garage shall be provided.~~

### **Washoe County Health District**

2. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact – Wes Rubio, Health District, 775.328.2635, [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us)**

**Mike Wolf, Air Quality, 775.784.7206, [mwolf@washoecounty.us](mailto:mwolf@washoecounty.us)**

- a. Plans must be submitted to the WCHD for review and approval of the proposed building permit.
- b. Dust control permits must be obtained from the Air Quality Management Division (AQMD) prior to start of site improvements
- c. The developer shall contact AQMD regarding the school's HVAC systems during the building permit process.

### **Incline Village General Improvement District**

3. The following conditions are requirements of Incline Village General Improvement District, which shall be responsible for determining compliance with these conditions.

**Contact – Tim Buxton, 775.832.1246, [Tim\\_Buxton@IVGID.org](mailto:Tim_Buxton@IVGID.org)**

- a. Water and Sewer utility plans designed to all State and IVGID construction standards are required
- b. Plans must identify all Easements and Encroachments on this project and be wet stamped by a Nevada Licensed Engineer.
- c. The Incline Village General Improvement District must approve all utility plans before any site work begins.

### **North Lake Tahoe Fire Protection District**

4. The following conditions are requirements of North Lake Tahoe Fire Protection District which shall be responsible for determining compliance with these conditions.

**Contact – Mark Regan, 775.461.6200, [mregan@NLTFPD.net](mailto:mregan@NLTFPD.net)**

- a. Emergency vehicle access shall be provided for the four existing structures nearest the Lake Tahoe School building. The proposed entrance change eliminates access and hose reach to those four structures.
- b. Secondary emergency vehicle access shall be provided to property. 2012 IFC Chapter 5, Section 503
- c. Provide and maintain No Parking-Fire Lane signage for all fire apparatus access roads less than 26' in width. Signage shall be spaced to provide adequate visibility. 2012 IFC Chapter 5, Section 503 and Appendix D
- d. A minimum of two fire hydrants will be required. One near the proposed new building (phase II) and the other near the entrance to Racquet Club (phase I). Additional hydrants would be required if distance between hydrants (TRC) exceeds 500ft. 2012 IFC Chapter 5, Section 507 and Appendix B and C

**Nevada State Department of Transportation**

5. The following conditions are requirements of Nevada State Department of Transportation, which shall be responsible for determining compliance with these conditions.

**Contact – Jae Pullen, 775.834.8300, [jpullen@dot.state.nv.us](mailto:jpullen@dot.state.nv.us)**

- a. NDOT supports the intent to minimize conflict points between students and vehicles. The proposed structure would change the vehicle parking circulation and reduce high speed collisions.
- b. An encroachment permit is required for facilities within the NDOT right-of-way. Please see the *Terms and Conditions Relating to Right of Way Occupancy Permits* booklet available online at [nevadadot.com](http://nevadadot.com). Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
- c. Existing approaches are personal and not transferable with the sale of property. If the property changes ownership or use, the property owner will need to apply for an encroachment permit for access to the state highway.
- d. Permits dated prior to 2003 cannot be amended in NDOT's permit system. A new occupancy permit will need to be issued. Contact the Permit Office for more information.
- e. All driveway accesses to the state highway system will be required to comply with the current *NDOT Access Management System and Standards* at the time of application. There is no guarantee that past approved driveways will be approved today. The applicant is encouraged to coordinate with Permit Office and review proposed driveway(s) prior to submitting for a permit.
- f. Prior to any grading adjacent to the NDOT right-of-way, a Drainage Information Form, including a grading plan, must be submitted to the Permit office.
  - i. A Drainage Report shall be submitted for any development or construction that impacts flow to or within State right-of-way.
  - ii. Please contact the Permit Office to coordinate with NDOT's Hydraulic Design Division. It is beneficial to the developer to work with the Hydraulic Design Division early in the design process to answer questions and give guidance.
  - iii. The Drainage Information Form shall be stamped by a professional engineer, unless waived at the discretion of the District Engineer. To request for a waiver, please submit the following: Submit a signed letter addressed to the District Engineer on

official letterhead describing the development or construction activities and provide supporting reasons to approve the waiver.

- g. Include FEMA flood maps pertaining to the proposed project location.
- h. Include construction plans or any other supporting documentation.
- i. While the building is anticipated to generate very little traffic trips for the peak a.m. hour and peak p.m. hour volumes, the proposed changes in the access and vehicle circulation through the parking lot needs further consideration.
- j. With the removal of the east driveway, please provide information on the school bus operations such as trip distribution/destination, staging and parking area, and turning templates to demonstrate a school bus can safely enter and exit the driveway.
- k. With the proposed elimination of one driveway, there is a possibility of additional queueing and delay during the morning and afternoon school peak due to buses sharing access. Improvements to the driveway may be necessary.
- l. Street lighting is an important safety strategy at roadway conflict points. Proper use and placement improves vehicle, bicycle, and pedestrian visibility. Has the applicant reviewed the existing lighting infrastructure at the access points?
- m. Any proposed access or design deviating from the NDOT Access Management or NDOT Standards and Specifications should include a compelling argument encouraging the deviation and a reasonable mitigation strategy. Engineering deviation letters of this nature should reference the applicable standard, indicate the proposed alternative with any mitigating features, indicate how the proposal meets the intent of the standard, and indicate why the proposal is reasonable and safe. The letter should also include how denying this deviation would place undue and exceptional hardship on the property owner. Engineering letters should be stamped by a licensed professional engineer. Request to deviate from NDOT Standards and Guidelines are subject to the approval of the NDOT District Engineer.

\*\*\* End of Conditions \*\*\*



# Minor Deviation of Standards

DATE: January 13, 2022

DIRECTOR'S MODIFICATION CASE NO: WDMOD21-0009 (Lake Tahoe School)

BRIEF SUMMARY OF REQUEST: Request to increase maximum enrollment capacity for Lake Tahoe School by an additional 20 students. Enrollment capacity was established by Special Use Permit SB13-001.

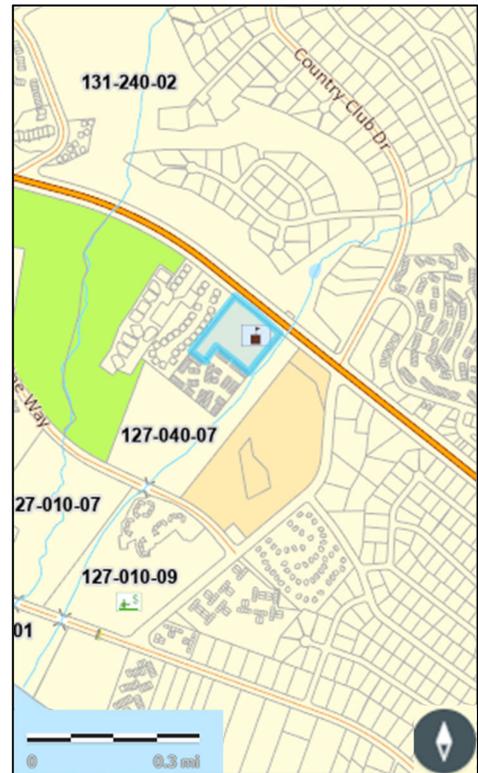
STAFF PLANNER: Planner's Name: Courtney Weiche  
Phone Number: 775.328.3608  
E-mail: [cweiche@washoecounty.us](mailto:cweiche@washoecounty.us)

### CASE DESCRIPTION

Request for 10% expansion in the number of enrolled students from 200, per special use permit SB13-001, to 220 students in response to increased enrollment for the 2021-2022 school year.

Applicant/Property Owner      Lake Tahoe School  
Location:                              995 Tahoe Blvd  
APN:                                      127-030-39  
Parcel Size:                          4.602 acres  
Master Plan:                          Tourist  
Regulatory Zone:                    TA-IVT  
Area Plan:                              Tahoe  
Development Code:                 Authorized in Article 804  
Commission District:                1 – Commissioner Hill

### Vicinity Map



### STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**Approved Modifications**



Mojra Hauenstein, Washoe County Community Services Department  
 Planning and Building Director

**Washoe County Development Code**

***Article 810, Special Use Permits***

***Section 110.810.60 Modification of a Special Use Permit.*** Proposed modifications of approved special use permits shall be subject to the requirements in this section.

(a) Required Conditions. The Director of the Planning and Building Division may approve plans for an alteration of the approved use when the alteration complies with all of the following conditions:

- (1) The building or use alteration is incidental to the existing use;
- (2) The building or use alteration does not result in a change of use;
- (3) The building alteration involves less than ten (10) percent increase in floor area covered by existing structures associated with the use;
- (4) The use alteration involves less than ten (10) percent increase in the overall site area covered by the existing use;**
- (5) The building or use alteration, in the opinion of the Director of the Planning and Building Division, would not have a substantial adverse effect on adjacent property; and
- (6) The building or use alteration complies with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency as determined by the Director of the Planning and Building Division.

**Request and Extenuating Circumstances**

The applicant is seeking to modify the number of allowed students from 200 to 220 for the 2021-2022 school year. The private school use was approved under Special Use Permit SB13-001 and permitted a maximum of 200 students.

The minor deviation would serve as a means of recording the 10% expansion of the student population permanently in accordance with WCC 110.810.60a(3). Lake Tahoe School has seen an increase in enrollment in response to the indirect effects of COVID-19 on public schools.

Variance Requested	Relevant Code
Expansion of students up to 10%	110.804.35

Staff does not believe that a Director's Modification of Standards is required, as the proposed 10% expansion is incidental to the existing use, does not change the use, does not require more than a 10% expansion of floor area, does not involve a 10% or greater increase in the overall site area, have a substantial adverse effect on adjacent property, and the building and use complies with the existing requirements.

Therefore, this minor deviation serves to memorialize the County's approval of a 10% expansion in the number of students permitted within Lake Tahoe School.



December 14, 2023

Courtney Weiche, Senior Planner  
Planning & Building Division  
Washoe County Community Services Department  
1001 E. 9th Street, Bldg A  
Reno, NV 89512

Subject: **Lake Tahoe School Amendment of Special Use Permit Conditions WAC23-0014  
995 Tahoe Blvd., Incline Village, Washoe County APN #127-030-39**

Dear Ms. Weiche,

In response to the opposition letter received from Mr. Mark Smith P.E., dated November 28, 2023, we would like to take the opportunity to provide responses to Mr. Smith's three main concerns, being traffic on SR 28, lighting and landscaping.

1. SR 28 Traffic Hazards and Community Access

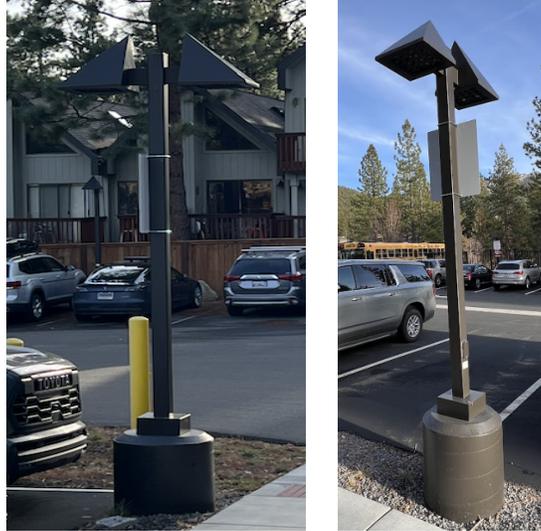
Since the completion of the site access and circulation improvements, school-related traffic has been alleviated on State Route 28 and does not burden the residences in adjoining communities. The School staff actively monitors traffic circulation during drop-off and pick-up times. The School allows the residences of the Racquet Club to bypass during these times.

The School recognizes there were two incidents when traffic was backed-up along SR 28, end of the school year of 2022/2023 and beginning of the school year 2023/2024. The traffic was due to NDOT road construction and repaving through Incline Village. Traffic blocking Glen Way and Deer Court due to construction and traffic controls is unrelated to the School and out of the School's control to manage.

The additional students consist primarily of siblings of a current student already enrolled at the School; therefore, it is not anticipated that the increase in enrollment will generate a significant number of trips and added traffic congestion to the area.

## 2. Lighting

The light fixtures installed are in compliance with the TRPA Code of Ordinances Section 36.8 standards. The light is fully shielded and the fixture is directed downward. These lights are within the School's parking lot, not along the fence line and are for safety purposes. Per Mr. Smith's letter the school has already taken action to address his concerns.



## 3. Landscaping

As you will see in the [photo exhibit](#), the School has installed several evergreen trees to supplement the existing mature trees along the Deer Court fence line. Although the evergreen trees that were planted were saplings, the trees were spaced to allow for growth and defensible space. In an effort to provide a buffer between Mr. Smith's unit and the School, the School is willing to plant additional trees along the fence line at the rear of Mr. Smith's unit and in the School's parking lot area.

The Lake Tahoe School has been at the present location for over 20 years and strives to be a good neighbor to the adjacent communities. The School has diligently worked to address the 2017 permit conditions and the neighbor concerns.

Please feel free to contact us if you have any questions.

Sincerely,  
*Nicholas Exline*  
Nick Exline  
Principal Planner, AICP



# Lake Tahoe School

995 Tahoe Blvd., Incline Village, Washoe County APN #127-030-39  
WAC23-0014

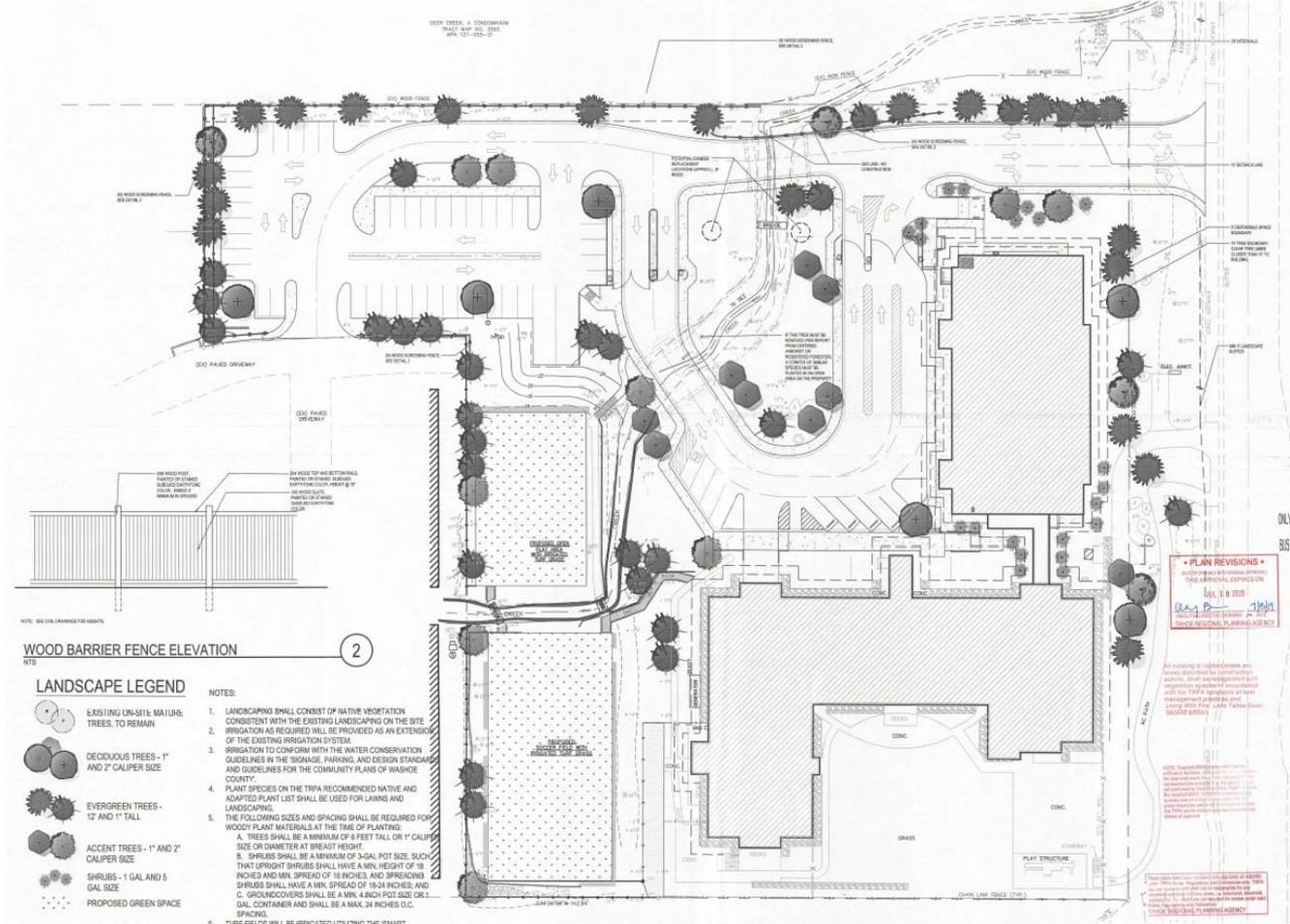
**WAC23-0014**  
**EXHIBIT J**











NOTE: SEE CIVIL DRAWINGS FOR DETAILS.

**WOOD BARRIER FENCE ELEVATION**  
RTB

**LANDSCAPE LEGEND**

- EXISTING ON-SITE MATURE TREES TO REMAIN
- DECIDUOUS TREES - 1' AND 2' CALIPER SIZE
- EVERGREEN TREES - 12' AND 1' TALL
- ACCENT TREES - 1' AND 2' CALIPER SIZE
- SHRUBS - 1 GAL AND 5 GAL SIZE
- PROPOSED GREEN SPACE

**NOTES:**

1. LANDSCAPING SHALL CONSIST OF NATIVE VEGETATION CONSISTENT WITH THE EXISTING LANDSCAPING ON THE SITE. IRRIGATION AS REQUIRED WILL BE PROVIDED AS AN EXTENSION OF THE EXISTING IRRIGATION SYSTEM.
2. IRRIGATION TO CONFORM WITH THE WATER CONSERVATION GUIDELINES IN THE SIGNAGE, PARKING, AND DESIGN STANDARDS AND GUIDELINES FOR THE COMMUNITY PLANS OF WASHOE COUNTY.
3. PLANT SPECIES ON THE TRPA RECOMMENDED NATIVE AND ADAPTED PLANT LIST SHALL BE USED FOR LAWNS AND LANDSCAPING.
4. THE FOLLOWING SIZES AND SPACING SHALL BE REQUIRED FOR WOODY PLANT MATERIALS AT THE TIME OF PLANTING.
  - A. TREES SHALL BE A MINIMUM OF 6 FEET TALL OR 1" CALIPER SIZE OR DIAMETER AT BREAKY HEIGHT.
  - B. SHRUBS SHALL BE A MINIMUM OF 3-GAL POT SIZE, SUCH THAT UPRIGHT SHRUBS SHALL HAVE A MIN. HEIGHT OF 18 INCHES AND MIN. SPREAD OF 18 INCHES, AND SPREADING SHRUBS SHALL HAVE A MIN. SPREAD OF 18-24 INCHES; AND C. GROUNDCOVERS SHALL BE A MIN. 4-INCH POT SIZE OR 1-GAL. CONTAINER AND SHALL BE A MAX. 24 INCHES O.C. SPACING.
5. TURF FIELDS WILL BE IRRIGATED UTILIZING THE SMART IRRIGATION PLAY REQUIRED PER TRPA FILE #SRP2017-0344-01, SPECIAL CONDITION 3.C.

**PLAN REVISIONS**  
 1. 11/9/2020  
 2. 11/9/2020  
 LAKE TAHOE REGIONAL PLANNING AGENCY

All existing or installed trees to remain shall be preserved by agreement or agreement to be incorporated with the TRPA standards of tree management practices and zoning rules of Lake Tahoe Basin (2008 Edition).

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A REVISION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.

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**LAKE TAHOE SCHOOL EXPANSION PHASE 3**



A.P.N. 127-030-39  
 995 TAHOE BLVD.  
 INCLINE VILLAGE, NV 89451  
 WASHOE COUNTY

JOB NO.: 201901  
 DATE: 11/09/2020  
 REVISIONS:

PERMIT SET REVISION 1

LANDSCAPE PLAN

**L1.01**





2690 Lake Forest Road, Suite C  
P. O. Box 5875  
Tahoe City, CA 96145  
(530) 583-4053  
FAX (530) 583-5966  
Email: [lsc@lsctahoe.com](mailto:lsc@lsctahoe.com)  
Website: [www.lsctrans.com](http://www.lsctrans.com)

July 19, 2023

Mr. Josh Palmer  
Lake Tahoe School  
995 North Tahoe Boulevard  
Incline Village, NV 89451

RE: Lake Tahoe School-Traffic Study Update 2023

Dear Mr. Palmer:

Per your request, LSC Transportation Consultants, Inc. has reevaluated the traffic conditions for the Lake Tahoe School, located at 995 Tahoe Boulevard, Incline Village, Nevada. This is an update to the previous study submitted in 2021. The following letter report documents our findings of existing conditions and future conditions with an increase in student enrollment.

### Existing Traffic Conditions

Lake Tahoe School experiences traffic congestion during student drop off and pick up times. Typical with most schools, the PM peak hour is more severe since picking up students requires more time than dropping them off as parents arrive early and need to wait for their child/children to be dismissed from school. The PM peak period occurs from 2:30 – 3:30 with the highest traffic volumes occurring from approximately 2:45 – 3:00. This study only evaluates the AM (7:30 – 8:30) and PM peak hour of school related traffic and does not address the commuter PM peak hour period which typically occurs from 4:30 – 5:30 when school related traffic is at a minimum. Though the peak traffic congestion period is relatively short, it is a source of frustration for those experiencing it as well as the fact the traffic queues entering the campus spill out onto the highway. Even though the traffic queuing onto the highway can do so in the shoulder/bike lane and not in the travel lane, it is a potential hazard with stopped vehicles sitting on the highway shoulder.

Lake Tahoe School has a single north/south oriented access roadway south from State Route 28 (Tahoe Boulevard) as shown in Figure 1. For the purpose of this study SR 28 runs east/west. Approximately 320 feet south of SR 28 along the access road is the entrance to the pick-up/drop-off loop. The loop is approximately 370 feet in length (two-lane travel) with an addition of a 90-foot, 3-lane section. The loop exit is 175 south of SR 28. Ten head-in, angled parking spaces are available within the loop.

South of the pick-up/drop off loop is the main parking lot for Lake Tahoe School. The parking lot has 44 total spaces with two long bus bays. Five spaces along the western edge are used for snow storage in the winter. The access driveway then turns to the east and continues to serve the condominium adjacent to the school.

### Data Collection

LSC staff conducted several site visits in order to observe peak traffic conditions and to collect traffic volume data. Traffic volume data at the access roadway and State Route 28 (Tahoe Boulevard) was collected on May 18<sup>th</sup> between 7:00 – 9:00 AM and 1:30 PM – 3:30 PM.

Turning movement volumes were collected at the intersection of SR 28 and Lake Tahoe School Access Drive. As the volumes were collected in May, annual volume data by month for the year 2022 from the Nevada Department of Transportation (NDOT) along this segment of SR 28 was reviewed in order to adjust the count volumes to peak periods. As seen in Table 1, the raw count data of the through volumes on the highway was increased by approximately 12 percent to reflect traffic conditions in the peak month of school operation. Though traffic in the region peaks in July, September is used to represent the peak month in which Lake Tahoe School is in full session.

During the count period it was observed that traffic did not queue onto the highway. The parking only reached approximately 55 percent capacity.

### Level of Service

Level of Service (LOS) is a qualitative and quantitative measure of traffic conditions at an intersection. LOS is reported from A through F and defined by the number of seconds one must wait from when a vehicle arrives at the back of queue to when they make their desired movement through the intersection. As is the standard for traffic engineering analyses, intersection LOS is analyzed based upon the procedures presented in the *Highway Capacity Manual* (Federal Highways Administration, 2016) and calculated using the Synchro Simtraffic Version 11.1 software.

For unsignalized intersections, such as the one of SR 28 and Lake Tahoe School access drive, the LOS of the intersection is defined by its worst movement. At this intersection, the worst movement is the northbound left. The delay experienced by those entering the school (Eastbound Right) could be longer, however is not a result of traffic volumes, but by downstream events (student pick up). Therefore, it is not considered the worst movement. LOS is defined by a scale of A to F, as follows:

- A: 0 – 10.0 seconds; little or no delay
- B: 10.1 – 15.0 seconds; short traffic delays
- C: 15.1 – 25 seconds; average traffic delays
- D: 25.1 – 35 seconds; long traffic delays
- E: 35.1 – 50.0 seconds; extended traffic delays
- F: > 50 seconds; extreme delays potentially affecting other traffic movements in the intersection

The LOS standards for the intersection of Lake Tahoe School and SR 28 are established by the Tahoe Regional Planning Agency (TRPA) and set forth in the *2020 Regional Transportation Plan*. This standard indicates that the region's highway system and signalized intersections during peak periods shall not exceed LOS D in rural developed areas. Though no specific wording addresses unsignalized intersections, TRPA typically considers a LOS of F to be a condition to be mitigated if feasible.

The existing AM peak hour will experience a LOS C condition (21.4 seconds of delay) and the PM peak hour will experience a LOS C (20.4 seconds of delay). See Table 2. Detailed LOS reports can be found in Appendix A.

The count data shows that in the PM period 70 percent of the entering traffic arrives from the west, and 58 percent depart to the west. In the previous 2021 study, the count data showed that in the PM period 67 percent of the entering traffic arrives from the west, but only 25 percent depart to the west. This suggests that a substantial proportion of the drivers leaving the school choose to divert to the east making a northbound right turn, instead of their intended northbound left when faced with long delays. These drivers then use Country Club Drive to circle back towards their intended direction of travel. However, if the through volumes on SR 28 are low, more drivers will choose to wait and make the northbound left.

### Future Conditions

Lake Tahoe School wishes to increase the number of enrolled students in the near future. It is reported that on the day of the traffic count, 200 students were in attendance. The school wishes to increase the enrollment to 250 possible students: approximately 25 percent of count day. A set of future design volumes were calculated in order to conduct the future condition analysis. No traffic growth along SR 28 has been observed over the past five years as per NDOT's historical traffic volumes. Traffic volumes in and out of the school were increased by 25 percent in proportion to the enrollment growth.

Similar to the calculations conducted for the existing conditions, the volumes for the future condition were evaluated. Table 2 includes future condition results. LOS delays are increased with the projected growth in future volumes. The AM peak hour will experience a LOS D condition (25.7 seconds of delay) and the PM peak hour will experience a LOS C (22.8 seconds of delay). The calculations assume the same proportion of left and right exiting traffic volumes and do not change the ratio of diverting vehicles.

### Left Turn Lane Warrant

To assess the need for a westbound left-turn lane along SR 28, into the school, traffic volumes were evaluated using the turn warrant method identified in Nevada Department of Transportation (NDOT) *Access Management System and Standards* (NDOT, November 2017). The turn lane warrant tables from the NDOT document are included in Appendix B.

The need for a left-turn lane is based on the speeds, the total approach traffic volume, and the volume of left-turning traffic that would use the left-turn lane. For the purpose of this analysis, a speed of 35 mph is assumed for SR 28. Under the NDOT method the category used is "35 to 40 mph." Under existing and future conditions, a westbound left-turn lane is warranted at the access road during the school AM and PM peak hour. See Table 3.

### Right-Turn Lane Warrant Analysis

The need for a right-turn lane on a major roadway is evaluated in Nevada Department of Transportation (NDOT) *Access Management System and Standards* (NDOT, November 2017). The criteria used to determine the need for a right-turn lane are speed of the roadway, the total approach traffic volume, and the volume of right-turns. Based on this methodology and using a speed of 35 mph, a right-turn lane would be warranted at this location during the AM and PM peak period for both existing and future conditions. See Table 3.

### Recommendations

The NDOT guidelines suggest that a left and right-turn lane may be advisable for traffic turning into the school site based on the traffic volumes at the driveway. Although a new turn lanes would improve traffic safety conditions by separating turning vehicles from the through traffic lane, a turn lane may not be desirable due to the following reasons:

- Providing a westbound left-turn, and eastbound right-turn lane would not be required to yield adequate intersection LOS.
- Construction would be costly, and could potentially impact adjacent wetlands to the east and west, as well as the driveway to the west.
- Widening SR 28 would exacerbate existing grades on the site driveway approach.
- Peak volumes occur over relatively short periods of the day.

Thank you for the opportunity to assist Lake Tahoe School in this matter.

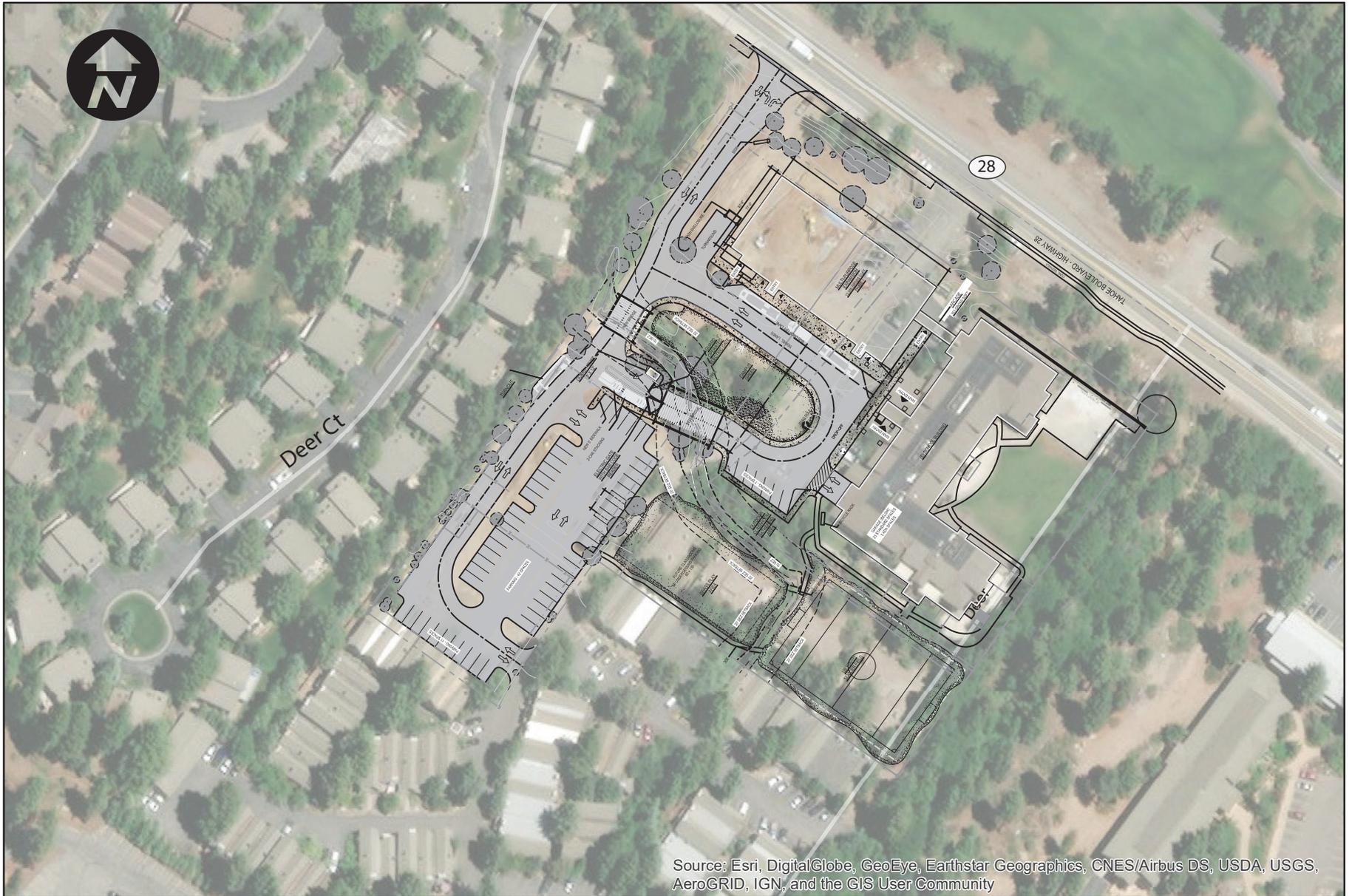
Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

BY:   
Bill Suen, Engineer

Enclosure: Figure 1  
Tables 1,2,3  
Appendix A, B

**Figure 1**  
**Lake Tahoe School Site**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Table 1: SR 28/Lake Tahoe School Driveway Peak Hour Intersection Traffic Volumes**

Intersection	Northbound			Eastbound		Westbound		Total
	Left	Through	Right	Through	Right	Left	Through	
<b>2023 Existing Design Volumes</b>								
AM SR 28/School Driveway	72	--	63	238	86	60	349	867
PM SR 28/School Driveway	72	--	51	355	63	27	359	927
<b>Future Design Volumes</b>								
AM SR 28/School Driveway	90	--	79	238	108	75	349	938
PM SR 28/School Driveway	90	--	64	355	79	34	359	981

**Table 2: Lake Tahoe School Driveway/Tahoe Blvd - Existing Intersection LOS Summary**

Scenario	Control Type	LOS Threshold	Delay	LOS <sup>1</sup>
			(sec/veh)	
2023 Existing AM Peak Hour	TWSC	F	21.4	C
2023 Existing PM Peak Hour	TWSC	F	20.4	C
Future AM Peak Hour	TWSC	F	25.7	D
Future PM Peak Hour	TWSC	F	22.8	C

TWSC = Two-Way Stop-Control; AWSC = All-Way Stop-Control  
 NOTE 1: Level of service for unsignalized intersections is reported for the worst movement.  
 Source: LSC Transportation Consultants, Inc.

<b>Table 3: Lake Tahoe School Turn Lane Warrant</b>			
<b>Scenario</b>	<b>Hourly Traffic Volume</b>		<b>Warrant Met?<sup>1</sup></b>
	<b>Turning Volume</b>	<b>Directional Vol In Through Lane</b>	
<b><i>Left Turn Lane Warrant</i></b>			
2023 Existing AM Peak Hour	60	409	<b>Yes</b>
2023 Existing PM Peak Hour	27	386	<b>Yes</b>
Future AM Peak Hour	75	424	<b>Yes</b>
Future PM Peak Hour	34	393	<b>Yes</b>
<b><i>Right Turn Lane Warrant</i></b>			
2023 Existing AM Peak Hour	63	324	<b>Yes</b>
2023 Existing PM Peak Hour	51	418	<b>Yes</b>
Future AM Peak Hour	79	346	<b>Yes</b>
Future PM Peak Hour	64	434	<b>Yes</b>
Note 1: Warrants found in Tables 4-12 and 4-16 of <i>NDOT Access Management System and Standards</i> (November 2017)			
Source: <i>LSC Transportation Consultants, Inc.</i>			

# Appendix A

HCM 6th TWSC  
1: Lake Tahoe School & Tahoe Blvd

06/01/2023

Intersection						
Int Delay, s/veh	3.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	↔
Traffic Vol, veh/h	238	86	60	349	72	63
Future Vol, veh/h	238	86	60	349	72	63
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	274	99	69	401	83	72

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	373	0	863 324
Stage 1	-	-	-	-	324 -
Stage 2	-	-	-	-	539 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1185	-	325 717
Stage 1	-	-	-	-	733 -
Stage 2	-	-	-	-	585 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1185	-	301 717
Mov Cap-2 Maneuver	-	-	-	-	301 -
Stage 1	-	-	-	-	733 -
Stage 2	-	-	-	-	541 -

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	16.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	301	717	-	-	1185	-
HCM Lane V/C Ratio	0.275	0.101	-	-	0.058	-
HCM Control Delay (s)	21.4	10.6	-	-	8.2	0
HCM Lane LOS	C	B	-	-	A	A
HCM 95th %tile Q(veh)	1.1	0.3	-	-	0.2	-

HCM 6th TWSC  
1: Lake Tahoe School & Tahoe Blvd

06/20/2023

Intersection						
Int Delay, s/veh	2.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	355	63	27	359	72	51
Future Vol, veh/h	355	63	27	359	72	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	386	68	29	390	78	55

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	454	0	868 420
Stage 1	-	-	-	-	420 -
Stage 2	-	-	-	-	448 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1107	-	323 633
Stage 1	-	-	-	-	663 -
Stage 2	-	-	-	-	644 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1107	-	312 633
Mov Cap-2 Maneuver	-	-	-	-	312 -
Stage 1	-	-	-	-	663 -
Stage 2	-	-	-	-	623 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	16.6
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	312	633	-	-	1107	-
HCM Lane V/C Ratio	0.251	0.088	-	-	0.027	-
HCM Control Delay (s)	20.4	11.2	-	-	8.3	0
HCM Lane LOS	C	B	-	-	A	A
HCM 95th %tile Q(veh)	1	0.3	-	-	0.1	-

HCM 6th TWSC  
1: Lake Tahoe School & Tahoe Blvd

06/15/2023

Intersection						
Int Delay, s/veh	4.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	238	108	75	349	90	79
Future Vol, veh/h	238	108	75	349	90	79
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	274	124	86	401	103	91

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	398	0	909 336
Stage 1	-	-	-	-	336 -
Stage 2	-	-	-	-	573 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1161	-	305 706
Stage 1	-	-	-	-	724 -
Stage 2	-	-	-	-	564 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1161	-	276 706
Mov Cap-2 Maneuver	-	-	-	-	276 -
Stage 1	-	-	-	-	724 -
Stage 2	-	-	-	-	510 -

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	18.8
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	276	706	-	-	1161	-
HCM Lane V/C Ratio	0.375	0.129	-	-	0.074	-
HCM Control Delay (s)	25.7	10.9	-	-	8.3	0
HCM Lane LOS	D	B	-	-	A	A
HCM 95th %tile Q(veh)	1.7	0.4	-	-	0.2	-

HCM 6th TWSC  
1: Lake Tahoe School & Tahoe Blvd

06/20/2023

Intersection						
Int Delay, s/veh	3.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↔	↔	↔
Traffic Vol, veh/h	355	79	34	359	90	64
Future Vol, veh/h	355	79	34	359	90	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	386	86	37	390	98	70

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	472	0	893
Stage 1	-	-	-	-	429
Stage 2	-	-	-	-	464
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1090	-	312
Stage 1	-	-	-	-	657
Stage 2	-	-	-	-	633
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1090	-	299
Mov Cap-2 Maneuver	-	-	-	-	299
Stage 1	-	-	-	-	657
Stage 2	-	-	-	-	606

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	18.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	299	626	-	-	1090	-
HCM Lane V/C Ratio	0.327	0.111	-	-	0.034	-
HCM Control Delay (s)	22.8	11.5	-	-	8.4	0
HCM Lane LOS	C	B	-	-	A	A
HCM 95th %tile Q(veh)	1.4	0.4	-	-	0.1	-

# Appendix B



## Chapter Four: Design Standards and Specifications

**Table 4-12: Left-Turn Lane Warrants at Unsignalized Intersections, Two-Lane Roadways in Urban Areas**

Turning Volume <sup>1</sup> (vph)	Minimum Directional Volume in the Through Lane <sup>2</sup> (vphpl)		
	≤ 30 mph	35 to 40 mph	≥ 45 mph
< 5	Not Required	May be Required	May be Required
5	510	450	330
10	390	330	210
15	320	250	150
20	270	200	120
25	230	160	100
30	200	130	Required
35	170	110	Required
40	150	Required	Required
45	130	Required	Required
≥ 46	Required	Required	Required

**Notes:**

Turn lane is warranted if the design year volumes are equal to or greater than the volumes provided above. Posted speed (mph) of the roadway should be used in the warrant analysis.

<sup>1</sup> Use linear interpolation for turning volumes between 5 and 45 vph.

<sup>2</sup> The directional volume is the volume in the same direction as served by the auxiliary lane. The directional volume in the through lane includes through vehicles and turning vehicles.



## Chapter Four: Design Standards and Specifications

**Table 4-16: Right-Turn Lane Warrants at Unsignalized Intersections, Two-Lane Roadways in Urban Areas**

Turning Volume <sup>1</sup> (vph)	Minimum Directional Volume in the Through Lane <sup>2</sup> (vphpl)		
	≤ 30 mph	35 to 40 mph	≥ 45 mph
< 5	Not Required	May be Required	May be Required
5	1,080	610	360
10	700	400	240
15	500	280	170
20	380	210	140
25	300	180	120
30	250	160	110
35	220	150	100
40	200	140	Required
45	190	Required	Required
≥ 46	Required	Required	Required

**Notes:**

Turn lane is warranted if the design year volumes are equal to or greater than the volumes provided above. Posted speed (mph) of the roadway should be used in the warrant analysis.

<sup>1</sup> Use linear interpolation for turning volumes between 5 and 45 vph.

<sup>2</sup> The directional volume is the volume in the same direction as served by the auxiliary lane. The directional volume in the through lane includes through vehicles and turning vehicles.