

UNIT 302

TAHOE STATE RECREATION AREA

**GENERAL PLAN
AMENDMENT**

September 1998

Tahoe State Recreation Area

GENERAL PLAN AMENDMENT

May 1999

Truckee River Outlet Parcel



California State Parks

DEPARTMENT MISSION STATEMENT

The Mission of the California Department of Parks and Recreation is to provide for the health, inspiration, and education of the people of California by helping to preserve the state's most extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.

Tahoe State Recreation Area
General Plan Amendment
Truckee River Outlet Parcel

May 1999

Gray Davis
Governor

Mary D. Nichols
Secretary for Resources

Rusty Areias
Director of Parks and Recreation



California State Parks

California State Park and Recreation Commission Approved September 16, 1998
Clearinghouse Number #98052075

EXECUTIVE SUMMARY

The plan proposes:

- **Protect and enhance sensitive species and habitats, including shoreline and river bank**
- **Implement Best Management Practice erosion control procedures**
- **Enhance public access to Lake Tahoe, including improving scenic views**
- **Preserve cultural and park overall values.**

William B. Layton Park

- **Replace the restroom building with improved facility**
- **Enhance the picnic area with additional tables**

Developed Zone - North Shore

- **Enhance scenic quality and viewshed to Lake Tahoe**
- **End north side leases**
- **Retain parking spaces along Mackinaw Road**
- **Relocate or bury utilities**
- **Develop day use area**
 - Interpretive kiosk**
 - River viewing platform**
 - Picnic area with tables**
- **Construct walk and bicycle trail**
- **Install area security lighting**
- **Landscape with natives for erosion control and aesthetics**

Developed Zone - South side

- **Reconstruct restaurant (Bridge Tender Restaurant)**
 - Set back from Highway 89 and the Truckee River**
 - Build to current codes and standards**
 - Redesign to improve visual quality; retain "Old Tahoe" architecture style**

	Page No.
Introduction	1
Location	1
Purpose Acquired	1
Purpose of this General Plan Amendment	1
Existing Conditions and Issues	2
Existing Land Use and Recreation	2
Land Use Issues	2
Existing Resource Values	4
Resource Issues	5
Existing Facilities	6
Buildings and Structures	7
Facilities Issues	7
Parking	7
Parking Issues	7
The Plan	8
Management Zones	8
William B. Layton Park Zone	8
Developed Zone	8
Management Goals and Objectives	9
Resource Protection	9
Recreation and Access	9
Facilities	9
The Proposed Plan	9
“Park Restoration and Access Enhancement”	9
Resource Protection	9
Riparian Habitats	9
Scenic Quality	9
Recreation and Access	9
Day Use, William B. Layton Park	9
North Side Public Use	9
Facilities and Leases	10
William B. Layton Park	10
Developed Zone - North Shore	10
Developed Zone - South Side	10

TABLE OF CONTENTS -- CONTINUED

	<u>Page No.</u>
Plan Alternatives	13
Unit Interpretation	18
Unit Operations	19
Safety, Security and Enforcement	19
Maintenance	19
Acquisition	19
Environmental Evaluation	20

CONTENTS -- MAPS

DPR-Regional Location Map	vi
DPR-Existing Land Use Area Map	3
DPR-Proposed Land Use and Facilities Plan	11-12
Alternative #1. "No Significant Changes"	14
Alternative #2. "North Bank Restoration and Access Enhancement"	15
Alternative #3. "Recreation Development"	16
Alternative #4. "Park Preservation and Restoration"	17



Gatekeeper's Cabin and Museum front, 1997.

STATE PARKS AND RECREATION COMMISSION RESOLUTION

STATE OF CALIFORNIA - RESOURCES AGENCY

PETE WILSON, Governor

DEPARTMENT OF PARKS AND RECREATION

STATE PARK AND RECREATION COMMISSION

P.O. BOX 942896, SACRAMENTO, CA 94286-0001



Resolution 43-98
adopted by the
CALIFORNIA STATE PARK AND RECREATION COMMISSION
at its regular meeting in Tahoe City on
September 16, 1998

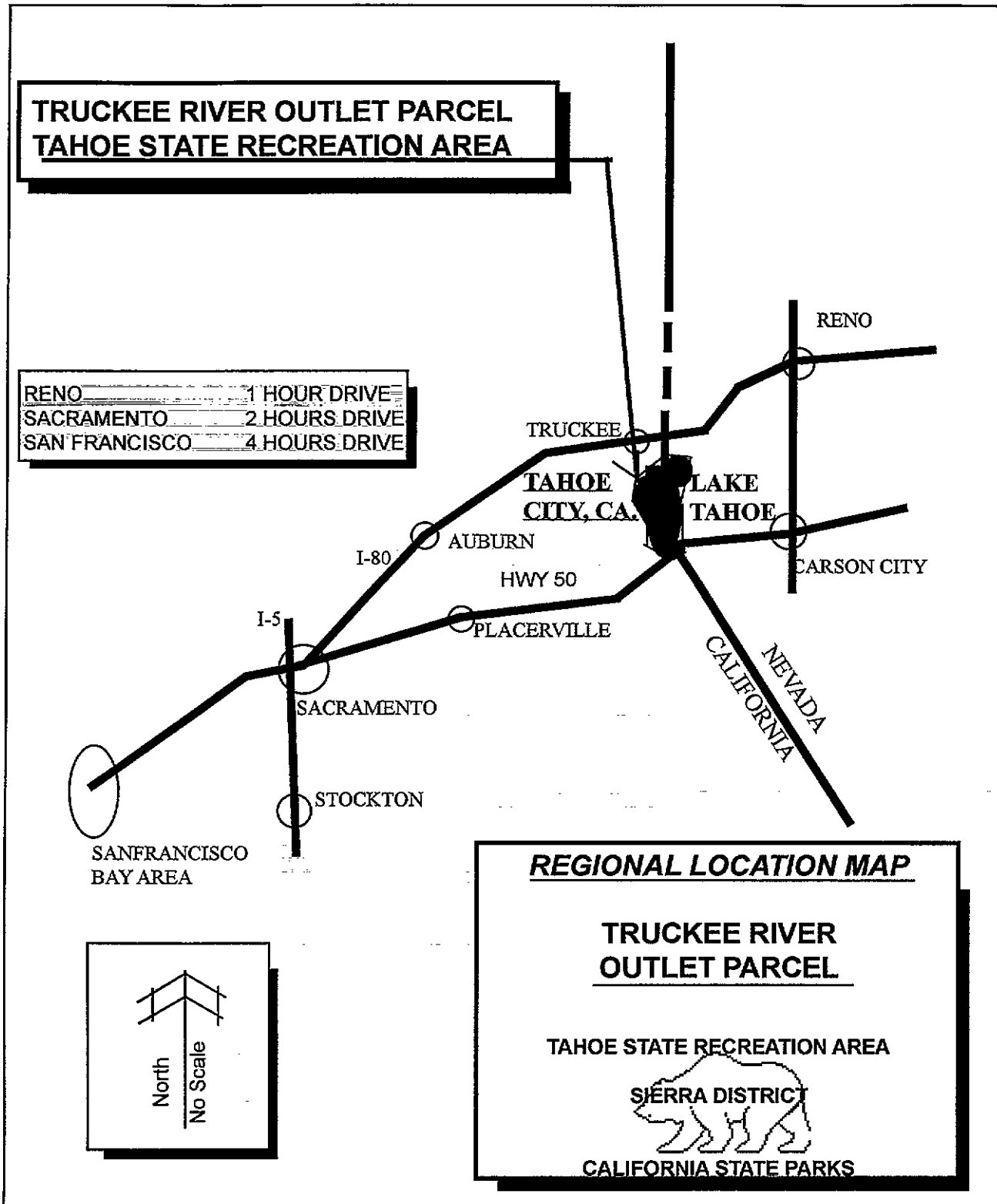
WHEREAS, the Director of the Department of Parks and Recreation has presented to this Commission for approval the proposed Tahoe State Recreation Area General Plan Amendment, Truckee River Outlet Parcel; and

WHEREAS, this reflects the Truckee River Outlet Parcel, Tahoe State Recreation Area, Final Negative Declaration, as part of the proposed Tahoe State Recreation Area General Plan Amendment, Truckee River Outlet Parcel; and

WHEREAS, this General Plan Amendment is for the Truckee River Outlet Parcel area of Tahoe State Recreation Area;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission approves the Department of Parks and Recreation's Tahoe State Recreation Area General Plan Amendment, Truckee River Outlet Parcel, dated July 1998, subject to such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement the provisions and objectives of said amendment.

The General Plan Amendment will include the following statement: "The parking on Mackinaw Road will be retained without specifying the number of spaces."



INTRODUCTION TO THE UNIT

Introduction

Location

Tahoe State Recreation Area (SRA) includes five separate parcels in and around the community of Tahoe City (included is the state-operated campground in Tahoe City known as the Tahoe State Recreation Area). Tahoe City is at the northwest corner of Lake Tahoe in Placer County.

The Truckee River Outlet Parcel of Tahoe SRA is a 3-acre parcel immediately south of the intersection of State Highway 89 and State Highway 28, commonly referred to as the north shore "Y". The park lies on both sides of the Truckee River, the only outlet from Lake Tahoe. Tahoe SRA is one of eight State Park units on the California side of Lake Tahoe.

Purpose Acquired

California State Parks acquired the Truckee River Outlet Parcel in 1978, to protect the site of the historic dam Gatekeeper's cabin, and to provide recreational access to Lake Tahoe. In 1981, the California State Park and Recreation Commission approved a General Plan for the Truckee River Outlet Parcel, and named the Gatekeeper's Cabin portion of the parcel as William B. Layton Park.

As stated in the original Declaration of Purpose; *"The primary objective in acquiring the Truckee River Outlet Parcel was for restoration and maintenance of one of Lake Tahoe's significant historical sites. Another benefit of this acquisition is to ensure the public's continued use of the property and access to the Lake Tahoe shoreline."*

"Subsequent development will open this area to the public for specific regional recreation uses. Development of facilities should be restricted to areas already highly modified by past human activities and where natural values will not be affected. In addition, sections of little disturbance or highly sensitive areas should be preserved, and increased vegetation encouraged."

Purpose of This General Plan Amendment

This general plan amendment pertains to only the Truckee River Outlet Parcel of the Tahoe State Recreation Area.

The approved General Plan for the Truckee River Outlet Parcel provides guidelines for the management of the parcel. The 1981 General Plan did not fully address issues related to the existing facilities and concessions on the parcel. All three leases on the parcel, including leases for the two restaurants currently operating on the parcel, are due to expire in 2000. Both restaurant buildings are in need of significant repair or replacement. At this time, it is important to reconsider the planning guidelines for facilities and concessions within the parcel.

The scope of planning in the Tahoe Basin has increased to include many federal, state, and local agencies that this Department must work with to meet changing resource and recreational demands. It is the intent of this planning effort to include the appropriate desires of these agencies into a single document to reflect all that is pertinent to the successful management of the park unit.

Under the amended general plan, management plans and project plans will provide the necessary details for specific actions, and will assess the potential environmental impacts of the proposals.

EXISTING CONDITIONS AND ISSUES

Existing Conditions and Issues

The information presented here represents the resources accumulated in the unit data file. Additional information is available upon request from the Sierra District offices.

Due to the existing leases not expiring until the year 2000, the original 1981 general plan did not provide management directives on the lease conditions.

Existing Land Uses and Recreation

Truckee River Outlet Parcel	3.2 Acres
North Parcel	0.45 Acre
Izzy's Parcel	0.13 Acre
Parking Across Mackinaw	0.03 Acre
Babcock Lease	0.29 Acre
South Parcel	2.75 Acres
William B. Layton Park	1.7 Acres
Parking Lot	0.8 Acre

The Truckee River Outlet Parcel lies at the only outflow of Lake Tahoe, a point of great public interest and unrestricted access to the lake. The Lake Tahoe Dam bridges the river; there is no public access to the dam.

One of the principal attractions in the area is the bridge over the Truckee River, dubbed Fanny Bridge. Visitors on the bridge watch and feed the large trout and birds that congregate there.

Popular commercial river rafting down the Truckee River begins in this area.

Visitors come to the Truckee River Outlet Parcel to visit the museum, sightsee, and picnic. Other activities include fishing, photography, painting, and nature study. Visitors also enjoy the outdoor dining at both leased restaurants, especially in the Bridge Tender's landscaped patio along the south shore of the Truckee River.

Land Use Issues

As a result of public meetings, discussions with other agencies, and review of pertinent documents, the following issues were considered.

- Recreation activities that are appropriate for the parcel's established Declaration of Purpose;
- Visually enjoyable and physically safe access to the Lake Tahoe shoreline;
- Park system, district and unit interpretation;
- Adequate and appropriate picnic facilities;
- Separation of auto, pedestrian and bicycle facilities and activities to minimize the effects of auto flow and traffic congestion;
- Safe and convenient bicycle facilities to, through and within the park grounds;
- Sufficient parking. Currently there is insufficient parking, bicycle facilities, lake access, or room for park expansion;
- The clutter of development and the congestion of cars and people during peak periods distract from the esthetics of the park area;
- Views of the lake are blocked by structures, signs and utilities;
- Noise and commercialization can be an intrusion;
- The nearby intersection of Hwy. 89 and Hwy. 28 creates auto congestion and backup problems;
- Public access across "Fanny" bridge is very limited and very congested, creating difficult pedestrian and bicycle conditions.

Existing Resources Values

The Truckee River Outflow Parcel is set within a mixed conifer forest dominated by Jeffrey pine (*Pinus jeffreyi*) and white fir (*Abies concolor*). Much of the understory area has been cleared, and only patches of natural vegetation remain.

Common shrubs include mountain whitethorn (*Ceanothus cordulatus*), Sierra gooseberry (*Ribes roezlii*), and mountain rose (*Rosa woodsii*).

Areas along the shore of Lake Tahoe and the Truckee River have elements of riparian vegetation, including black cottonwood (*Populus trichocarpa*) and willows (*Salix* spp.).

Portions of the parcel have been landscaped with non-native shrubs, flowers, and grasses.

Common animal species within the parcel include mountain chickadee, Stellar's jay, and golden-mantled ground squirrel.

Views of Lake Tahoe and the Truckee River are scenic and natural. Tahoe Regional Planning

Agency (TRPA) has classified the Tahoe City planning area as a Scenic Restoration Area. The community does not meet the current environmental threshold.

Cultural background of Lake Tahoe and the outlet site is significant. Native Americans probably used the Truckee River Outlet area as a fishing site, summer village, and processing camp for preparing and transporting dried fish and other food from Lake Tahoe to winter villages east of the Sierra. Archeological surveys have identified artifacts from many tasks and time periods. The site may be one of the largest and deepest in the Tahoe Basin.

The dam on the Truckee River was constructed between 1909 and 1913, and is on the National Register of Historic Places. The original Gatekeeper's Cabin was built in 1909. It burned down in 1978, and has been replaced by a replica. The original cabin was placed on the National Register of Historic Places. The area is also a California Registered State Historic Landmark and a Point of Historical Interest.

Lake Tahoe and the shoreline of Wm. B. Layton Park, 1998.



Resource Issues

As a result of public meetings, discussions with other agencies, and review of pertinent documents, the following issues were considered.

Soil nutrients contribute to the decline of water quality and clarity in Lake Tahoe. TRPA plans and regulations focus on preventing and controlling runoff and erosion.

Land in the basin is zoned based on soil type, slope, and the land's role in protecting water quality. Regulations limit the amount of hard cover that can be placed on a parcel. TRPA strictly limits development in areas with more erodible soils and in riparian and wetland areas.

TRPA has mapped 2 acres or 62% of the Truckee River Outlet Parcel as Stream Environment Zone, Land Capability Class "1b". Coverage within the "1b" zone is limited to 1% of the total surface area, which the unit has maximized. The remainder of the parcel is mapped as Land Capability Class 5, which allows 25% coverage; the unit has maxi-

mized its coverage of 1.2 acres, or 38%.

Improving water quality is accomplished through TRPA's Best Management Practices.

The parcel should be managed to protect river and lake banks from erosion and not allowing sediment to pollute the lake and river waters.

Although the parcel is small, it is important to protect and enhance the wildlife habitat and plant life within the park. Riparian habitats are critical to a variety of wildlife species, and riparian plant communities are rare and limited in distribution.

California State Parks should protect and enhance the existing cultural values of the park.

Providing natural and scenic views of Lake Tahoe from the shoreline and the travel routes is a TRPA threshold goal. Any improvement or redevelopment should contribute to scenic resources or reduce negative scenic elements.



Front and south side grounds of the Gatekeeper's Cabin and Museum, Wm. B. Layton Park, 1998.

*Gatekeeper's Cabin and Museum
lake side view,
William B. Layton Park, 1997.*



*Bridge Tender Restaurant from
across Hwy. 89, 1997.*



*Izzy's Burger Spa at the corner of
Hwy. 89 and Mackinaw Road, 1996.*



Existing Facilities

Buildings and Structures

Buildings on the Truckee River Outlet Parcel include those within William B. Layton Park and the commercial buildings on the developed portion of the parcel.

Gatekeeper's Cabin Museum	2800 SF
Restrooms	324 SF
Bridge Tender Restaurant	3250 SF
Izzy's Burger Spa	1122 SF

The dam on the Truckee River is owned by Sierra Pacific Power Co. and managed by the US Bureau of Reclamation (USBR). The USBR dam controls the top 6.1 feet of water storage of Lake Tahoe.

William B. Layton Park and the Gatekeeper's Museum are operated by the North Lake Tahoe Historical Society. The Historical Society holds a ten year recreational concession lease that was renewed in 1998.

The Gatekeeper's Museum contains exhibits on the human history of Lake Tahoe, and has featured an extensive collection of Native American baskets.

There are three commercial leases within the developed portion of the Truckee River Outlet Parcel. All are scheduled to expire in 2000. In addition to the two restaurant leases, an approximately 0.3-acre area on the north side of the Truckee River is leased to an adjacent property owner. This area includes about 300 feet of Lake Tahoe shoreline. The property is used for parking and storage for the owner's welding shop, and for Lake Tahoe shoreline access for the property owner. The shoreline area is fenced, and public access is restricted.

Facilities Issues

The following issues were considered as a result of public meetings, contact with other agencies, and review of pertinent documents.

The three leases on the Truckee River Outlet Parcel are all set to end in 2000. All three leases came with the parcel when it was acquired by California State Parks. These leases, and the facilities that they require, need to be reconsidered in light of the other issues regarding resource protection and the need for public access and recreation.

These include:

- Maintaining high quality museum and grounds;
- Repairing and replacing the outdated restrooms that serve area visitors with unrestricted use;
- Repairing and replacing outdated restaurant facilities while providing the public with a healthy service;
- Providing public facilities accessible to all;
- Reducing the need for external outbuildings.

Parking

Parking is a scarce commodity near the Tahoe City "Y" during peak periods. The existing unit facilities include approximately 90 parking spaces, distributed as follows:

Gatekeeper's Museum & Bridge Tender Lot	63 paved spaces
Izzy's Burger Spa	7 paved spaces
North side of Mackinaw Road (Izzy's)	<u>8 unpaved spaces</u>
TOTAL EXISTING PUBLIC SPACES	78
North side lease (private lease)	12 unpaved spaces
Six additional paved spaces in front of the Bridge Tender Restaurant are within the Caltrans Highway 89 right-of-way.	

Parking Issues

Issues that were considered as a result of public meetings, contacts with other agencies, and review of pertinent documents included the following:
Providing adequate and safe parking for visitors;
Paving all of the parking spaces;
Not reducing parking for the public.

THE PLAN

Management Zones

The Truckee River Outlet Parcel is divided into two management zones: William B. Layton Park and the Developed Zone.

William B. Layton Park Zone. William B. Layton Park occupies 1.7 acres of the total parcel. Within this fenced area is the Gatekeeper's Museum and about 500 feet of Lake Tahoe shoreline. This zone will be managed to promote passive recreation; access to Lake Tahoe and the Truckee River; and natural, cultural, and esthetic resource appreciation.

The values for this area include but are not limited to the following:

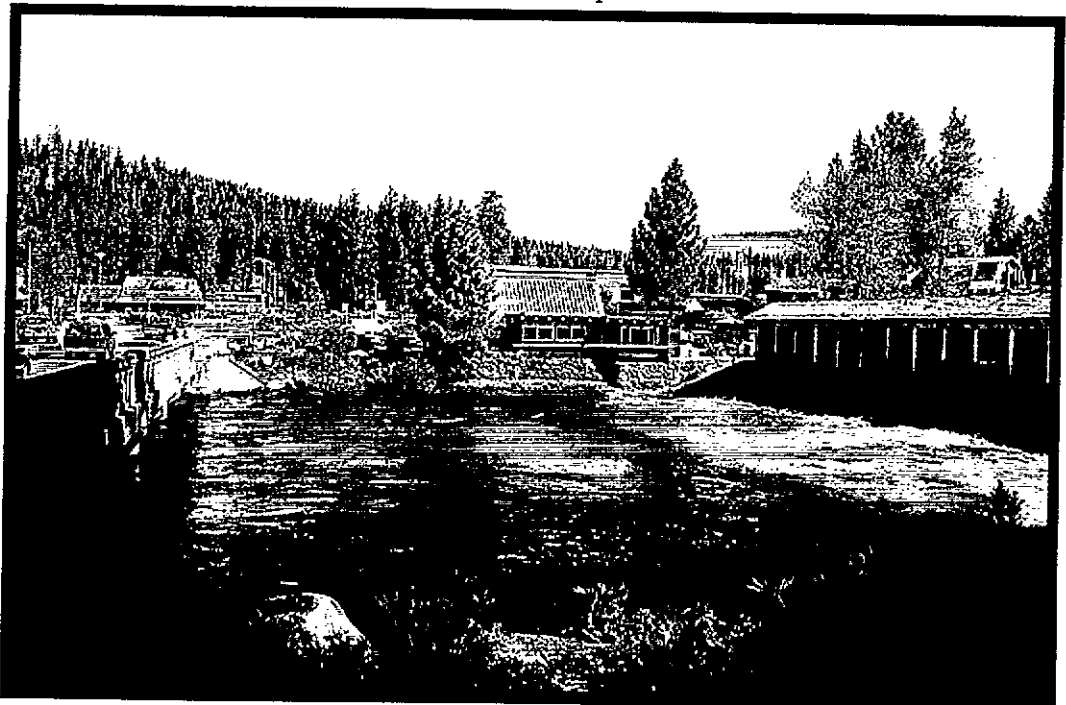
- Open space, with natural scenic quality;
- Access to and view of the lake and its shoreline;
- Quietness and solitude, less crowded conditions;
- Passive recreation, e.g., walking, taking pictures, reading, sitting, studying, visiting museum, etc.;
- Picnicking;
- Nature and wildlife appreciation;
- Cultural appreciation.

Developed Zone. The Developed Zone covers approximately 1.5 acres, and includes the parking lot, both restaurants, and the leased area on the north side of the river. This zone will be managed to allow appropriate concessions; to promote passive and active recreation; to enhance access to Lake Tahoe and the Truckee River; to improve visual quality; and to restore natural resources.

Values include but are not limited to the following:

- Open space and open space potential;
- Access to and view of the lake, its shoreline, the dam and outlet gates, and the Truckee River;
- Passive recreation, e.g., walking, taking pictures, sitting, watching, eating, etc.;
- Scenic quality potential;
- Wildlife and wildlife habitat potential;
- Parking;
- Commercial potential;
- Facilities that enhance visitor use and enjoyment;
- Public information contact potential;
- Bicycle trail corridor;
- Pedestrian paths and corridor.

Truckee River, Hwy. 89 over Fanny Bridge, and the Lake Tahoe Dam, 1998.



Management Goals and Objectives

There are key management goals and objectives that are the same within all zones and under all plan alternatives. California State Parks will manage all lands toward its mission of preserving biological diversity, protecting natural and cultural resources, and creating opportunities for high-quality outdoor recreation. Within the Tahoe Basin, all State Parks projects will comply with TRPA and other regulatory guidelines to protect and enhance the environment and promote public safety. State Parks will continue to work with other agencies to promote resource protection and recreation.

Within the Truckee River Outlet Parcel, the following objectives and actions are consistent under all plan alternatives:

Resource Protection

- Control soil erosion;
- Improve visual quality;
- Protect sensitive species and habitats;
- Maintain natural vegetation and wildlife habitat;
- Protect and restore riparian and shoreline areas;
- Use natives for landscaping, or use non-natives not capable of naturalizing;
- Work with other agencies for larger scale resource protection;
- Protect cultural resources and cultural values.

Recreation and Access

- Maintain current recreation within William B. Layton Park;
- Improve public access to Lake Tahoe and the Truckee River;
- Protect open space on north shore;
- Continue to restrict public access to dam.

Facilities

- Continue to provide public use facilities;
- Gatekeeper's Museum;
- William B. Layton Park picnic area;

- Restroom building;
- Paved and unpaved walkways;
- Paved parking - approximately 75 spaces;
- Bus stop;
- Work with other agencies to accommodate bicycle route;
- Respect Caltrans Highway 89 right-of-way limits and restrictions.

The Proposed Plan

"Park Restoration and Access Enhancement"

The overall goals of the proposed plan will be to restore and improve access to the shore of Lake Tahoe and the north shore of the Truckee River. The detailed features of the proposed plan are shown on the Land Use and Facilities Map.

Resource Protection

Enhance north shore and Truckee River riparian habitat. Riparian restoration projects will be planned for areas on the north shore and on both sides of the Truckee River. Portions of the north shore currently used for commercial and private uses will be revegetated with native vegetation.

Improve scenic quality Replacement buildings will be designed to complement the natural landscape, with native plants used to screen the buildings. Revegetation along the shoreline and removal of some of the commercial clutter will improve scenic quality.

Recreation and Access

Continue day use in William B. Layton Park. The picnic area could be expanded to about 20 tables. Current use of the museum area will continue.

Open north side to public use Develop the lake and river access on the north side of the Truckee River. Plans for a day use area include areas for interpretation, river viewing, and picnicking.

Facilities and Leases

William B. Layton Park. The proposed plan would replace the current rest room building with an improved facility, better designed to fit the natural and historic setting. The picnic area would have 10 to 20 tables.

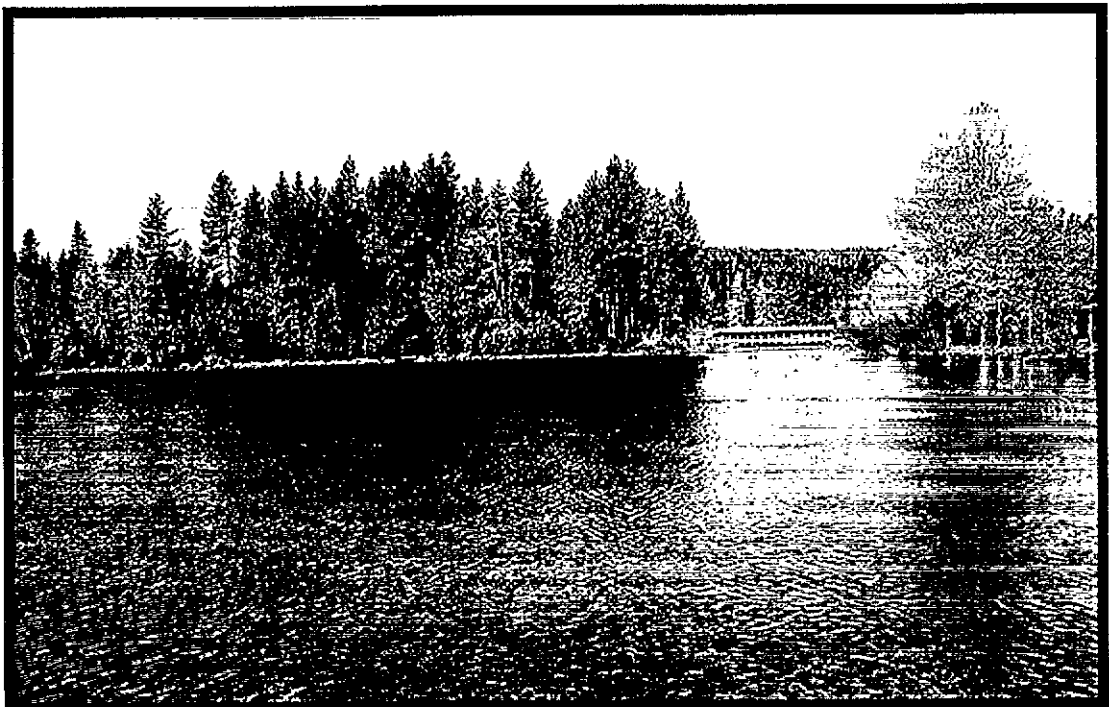
Developed Zone — North Shore. The north side lease would not be renewed. The building leased for Izzy's Burger Spa would be removed. In its place and in place of the north side lease would be a day use area with an interpretive kiosk, a river viewing platform, and a picnic area. A walk and bike path may be constructed along the north side shoreline. Also to be installed are area security lighting and landscape of native plants for erosion control and aesthetics. All the parking spaces along Mackinaw Road will be redesigned for public safety and to accommodate new day use facilities. Two new handicap access parking spaces near the dam will be added. Attempts to retain as many public parking spaces as feasible will be addressed.

Issues involving Izzy's restaurant include:

- The structure's front outdoor eating area is within six feet of the Caltrans highway right-of-way;
- TRPA is requiring a five to thirty-five foot Stream Environment Zone (SEZ) set back from the river's edge for riparian habitat and erosion control;
- The new community bike trail requires additional space off the roadways, especially for the bike trail across the river;
- Greater pedestrian space is needed off the highway for increased number of people;
- Commercial floor allocation can be better used in a single structure across the river rather than in two separate buildings serving the same purpose.

Developed Zone — South side. The south side restaurant would be removed, and a new building would be built set back from the State Highway 89 right-of-way. The new building, intended for a replacement restaurant to be operated as a concession, would be built to current codes and standards and designed to improve the scenic quality of the area.

View of the Truckee River Outlet, Lake Tahoe Dam and Wm. B. Layton Park from Lake Tahoe, June 1998.



Land Use and Facilities Plan

"Park Restoration and Access Enhancement" Goals

North shore

- Maintain and enhance open spaces values.
- Restore and enhance riparian vegetation and habitat.
- Remove existing restaurant, do not replace.
- Relocate/bury utilities.
- Install new interpretive kiosk and displays.
- Place picnic tables, 20 maximum.
- Maintain approximately 12 vehicle parking spaces (2 spaces for HDGP).
- Install security and display lighting.
- Construct new public walks and
- Install new bicycle access path along shoreline with bicycle parking.
- Add native landscape plantings, street furniture, trash receptacles etc.
- Implement TRPA and Lahontan BMP requirements.
- Provide HDGP accessibility.

TCPUD/TRPA Proposed Bicycle Route(s)

- Continue working with TCPUD, TRPA, Caltans, TMA, neighbors, et al.
- Lake Tahoe Dam and Outlet Gates
- USBR maintains facility and Sierra Pacific Power Co. are the owners
- Maintain open service vehicle access way
- Restrictive public access to the dam.

Caltans R.O.W and Bridge Fanny Bridge

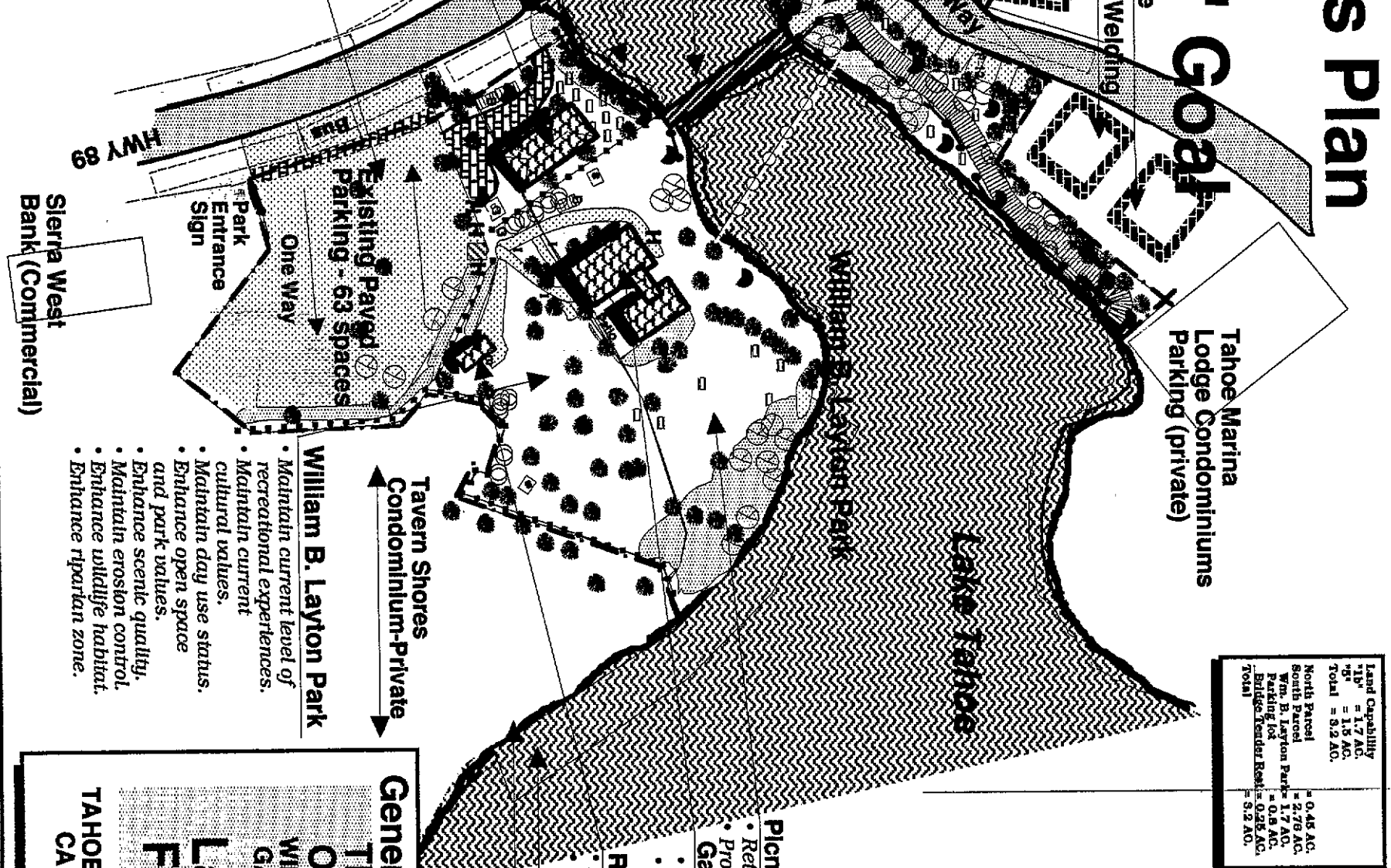
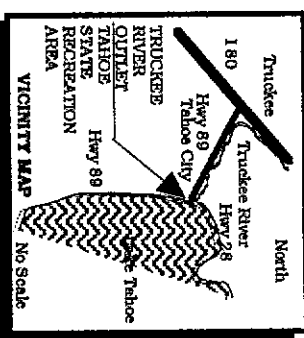
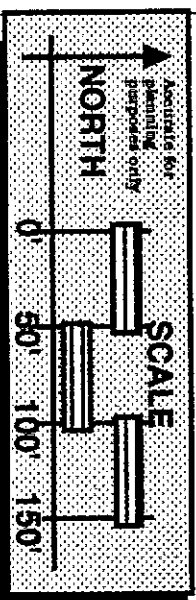
- Truckee River
- Maintain, restore and enhance riparian and wildlife habitat

Bridge Tender Restaurant

- Reconstruct to codes and park values.
- Move away from highway right-of-way.
- Implement TRPA and Lahontan BMP requirements.

Existing Paved Parking

- Retain/maintain existing 63 spaces (3 HDGP).
- Landscaped and BMPed.
- Maintain public bus stop.



Land Capability	1.7 AC.	1.7 AC.
DP	1.5 AC.	1.5 AC.
Total	3.2 AC.	3.2 AC.
North Parcel	0.45 AC.	0.45 AC.
South Parcel	2.75 AC.	2.75 AC.
William B. Layton Park	0.4 AC.	0.4 AC.
Restoration	0.25 AC.	0.25 AC.
Bridge Tender Bank	0.25 AC.	0.25 AC.
TOTAL	3.2 AC.	3.2 AC.

LEGEND	
DP	DPR Property Line
DP	DP managed property
AS	Aspen Trees
CO	Cottonwood Trees
FI	Fir Trees
JP	Jeffery Pine Trees
WS	Willows and assortment of small saplings etc.
IP	Pedestrian Paving
ID	Interpretive Display
BI	Bicycles
ST	Storage
LI	Lighting
GT	Picnic Tables
GA	Garbage/trash
ST	Structures
PA	Paved Areas
FL	Fence Line
RA	Railing
BL	Buoy Line USBR

Picnic Area

- Retain/maintain tables (10-20 approx.)
- Provide HDGP access to a picnic unit.

Gatekeepers Museum

- Retain/maintain
- Continue contract the North Lake Tahoe Historical Society
- Reconstruct with storage space.

Restrooms

- Provide HDGP accessibility
- Lands of Sierra Inc. Property

Shoreline

- Preserve, maintain and enhance riparian and wildlife habitat.
- Maintain shoreline integrity.
- Maintain access to Lake Tahoe.

William B. Layton Park

- Maintain current level of recreational experiences.
- Maintain current cultural values.
- Maintain day use status.
- Enhance open space and park values.
- Enhance scenic quality.
- Maintain erosion control.
- Enhance wildlife habitat.
- Enhance riparian zone.

General Plan Amendment
TRUCKEE RIVER
OUTLET PARCEL
WILLIAM B. LAYTON PARK
GATEKEEPERS MUSEUM
Land Use and Facilities Plan

TAHOE STATE RECREATION AREA
CALIFORNIA STATE PARKS
SIERRA DISTRICT

PLAN ALTERNATIVES

Plan Alternatives

California State Parks staff considered four alternatives to the proposed plan amendment. These alternatives are shown in detail on the following maps. These plans were evaluated by the public.

Alternative #1

No Significant Changes

Under Alternative 1, both restaurants would be retained. The buildings would be reconstructed to meet all current codes. The new building currently housing the Bridge Tender Restaurant would be moved back from the edge of the Caltrans right-of-way. On the north side, lease area parking would be paved and maintained. The area would continue to be fenced off from public access.

Alternative #2

North Bank Restoration and Access Enhancement

Alternative 2 would remove the restaurant on the north side (Izzy's) and not replace it. The building housing the Bridge Tender would be reconstructed back from the Caltrans right-of-way. The north side leases would not be renewed. Recreational enhancements would include a new interpretive kiosk, a public viewing platform, a new picnic area, and a bicycle path. Riparian vegetation along the north side would be restored.

Alternative #3

Recreation Development

The shoreline within William B. Layton Park would be enhanced for riparian and wildlife habitat. The existing picnic area would be expanded to 20 tables. Within the developed zone, both restaurants would be removed and not replaced. A new picnic area would occupy the Bridge Tender site, with 20 to 30 picnic tables, new bicycle parking, a viewing platform, and interpretive panels. The north shore lease would not be renewed, and the parking spaces would be available for the pub-

lic. A viewing platform, interpretive kiosk, and security lighting would be added.

Alternative #4

Park Preservation and Restoration

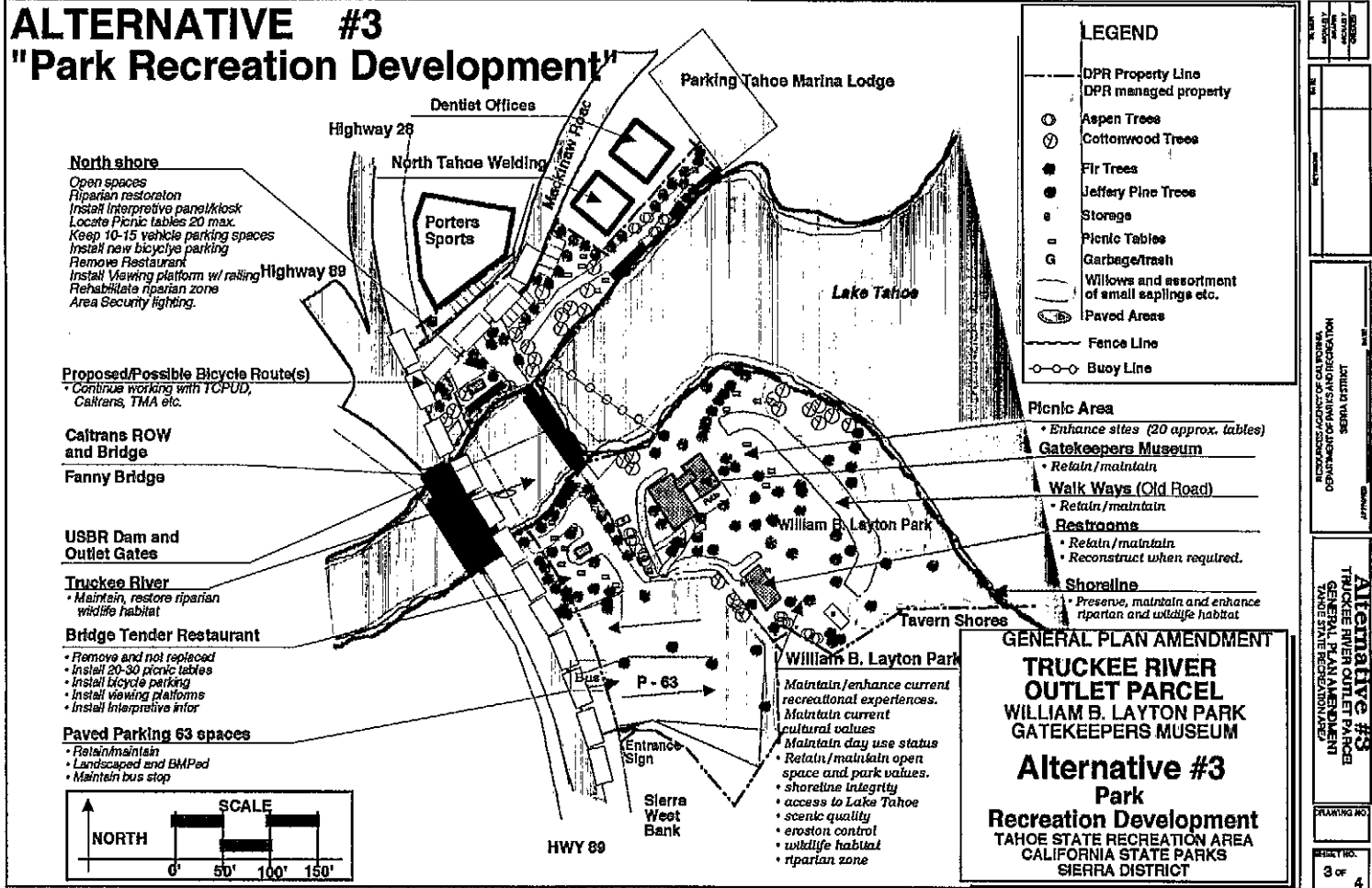
Alternative 4 would remove both restaurants, end the north side leases, and remove the paved parking in the developed zone (outside of the 63-space lot). Bicycle parking would be installed at both restaurant sites. On the north side, open space would be maintained, and the riparian zone would be rehabilitated. On the south side, recreational improvements would include viewing platforms, an interpretive kiosk, and paths with safety railings. The area would be landscaped with native plants.

Evaluation of Plan Alternatives

After consideration including public review, these alternatives were rejected in favor of the proposed plan, which is a composite of elements of all four.

These elements are represented in the Land Use and Facilities Plan on the previous page.

ALTERNATIVE #3 "Park Recreation Development"



Tahoe State Recreation Area

Unit Interpretation

Interpretation aims at enhancing visitors' enjoyment of the State Park System by increasing opportunities to understand and appreciate the significant resources. The Department values the opportunity to provide interpretive services. It is important to present the park visitor with natural, historical, recreational, and cultural information that is relevant to the unit. The Department also feels that public information regarding the State Park System is of interest to the general public. This information can be used to inform visitors about park resources and how to protect and appreciate them.

There should be more state park and unit interpretation about park resources and recreational values. Interpretive panels and displays should be apparent to the public, even in and around concession operations. All visitors should be aware of the fact that they are visiting a unit of the State Park System.

Typical park themes for this area could revolve around these basic elements:

- Natural resources themes could include those values and subjects that are related to the park and the Lake Tahoe Basin such as water quality, air quality, animal populations, and forest management. One topic could describe the Truckee River System. There could be discussions on the river and lake riparian habitats and fisheries.
- Cultural resources themes could include subjects that relate to the Washoe Indians and their use of Lake Tahoe and the Truckee River.
- Recreational topics could discuss activities of special interest to visitors and explain access to these recreational facilities.
- Coordinate and cooperate with the U.S. Forest Service's Lake of the Sky Interpretive Center.

Lake Tahoe Dam and the Outlet Gates, 1998.



Unit Operations

The North Lake Tahoe Historical Society has operated and maintained the William B. Layton Park since the 1970s. The Department currently sees no reason to alter this situation at this time. If this arrangement does change due to some unforeseen reason, the Department will then evaluate the situation and make a determination at that time. However it is the Department's intent that this parcel be operated in the same basic manner of interpreting historical, recreational, cultural, and natural values.

Safety, Security and Enforcement

Within William B. Layton Park, the North Lake Tahoe Historical Society has the general responsibility to maintain the property in a safe and secure manner. The Department's ranger staff will on occasion provide law enforcement, security checks, and surveillance. The restaurant concessionaires are required to provide their own public health, safety, welfare, and security. This will be the general status of operations in the future, unless other, more specific arrangements are made.

Maintenance

It is the Department's intent to maintain park units to their highest quality level. This increases the value and experience level of the park to visitors. At William B. Layton Park, the North Lake Tahoe Historical Society has accepted the general responsibility to maintain this property through a 10-year lease with the District. The Department will on occasion provide assistance.

Present and future concessionaires are responsible for the maintenance of leased property, including the parking.

The Tahoe City Public Utilities District (TCPUD) currently operates four State-owned properties within Tahoe State Recreation Area. It is recommended the TCPUD's operating agreement be amended to include all lands north of the Truckee River at the Truckee Outlet if a compatible agreement is reached. This property will be maintained for open space, public access, recreation and interpretation.

Acquisition

At this time, there are no plans for further acquisition. Opportunity purchases and acquisitions do occur from time to time, and the Department will evaluate each proposal. Parcels that are contiguous to the park unit will receive closer analysis.

ENVIRONMENTAL EVALUATION

California State Parks staff determined that this General Plan Amendment could not have a significant adverse effect on the environment. Staff prepared a Negative Declaration to meet the requirements of the California Environmental Quality Act (CEQA). The Negative Declaration was submitted to the State Clearinghouse for state agency review on May 28, 1998. The review period closed on June 26, 1998.

Response to comments: No state agencies had comments. The only public comment was a telephone call from a representative of Lands of Sierra, Inc., who requested better delineation of

Lands of Sierra ownership on project maps. Lands of Sierra, Inc. owns 0.243 acres along the Lake Tahoe shoreline adjacent to William B. Layton Park.

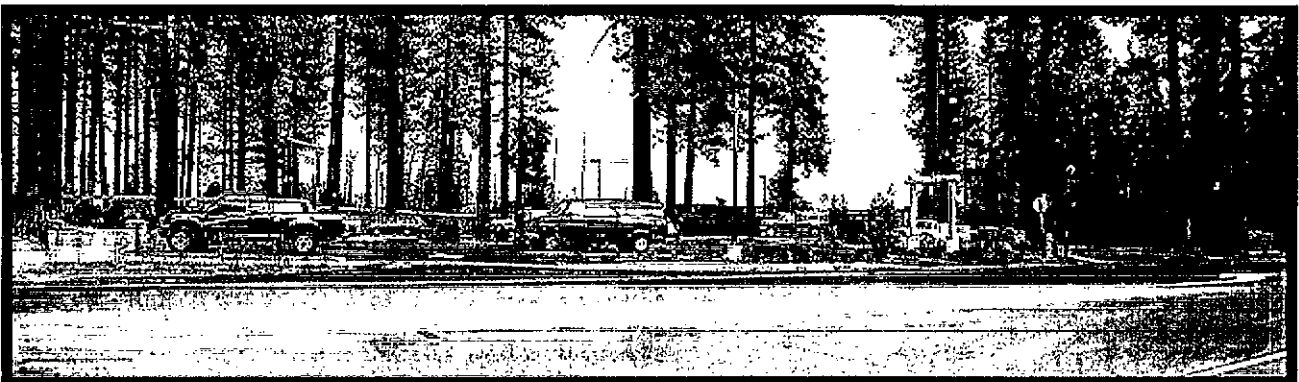
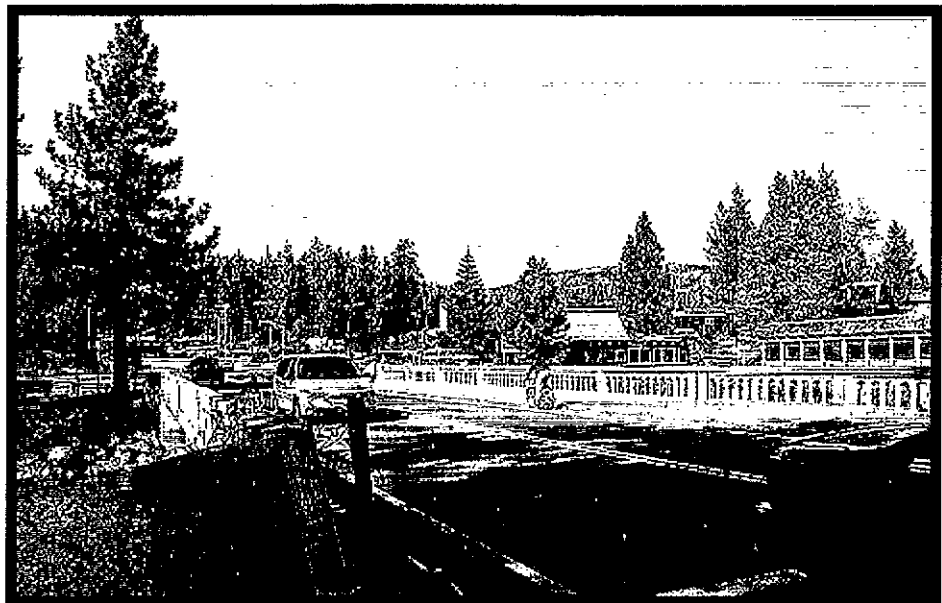
The Department will better delineate the property on the Land Use and Facilities map.

The State Clearinghouse received no responses. A copy of the letter is available at the District's Unit Data File.

Any projects to implement the amended General Plan would require specific environmental review and documentation.

Caltrans "Fanny" Bridge, Hwy. 89 over the Truckee River, 1997.

New DPR 63-car parking lot, 1996.



Copies of this report are available from:
The California State ParksStore
P.O. Box 942896
Sacramento, CA. 94296-0001

This price of this report is \$4.00,
plus \$2.50 for shipping and handling.
California residents add current sales tax.

Make checks payable to the
California Department of Parks and Recreation.