

**TRPA  
GOVERNING BOARD  
PACKETS**

**DECEMBER  
1978**

Dec '78

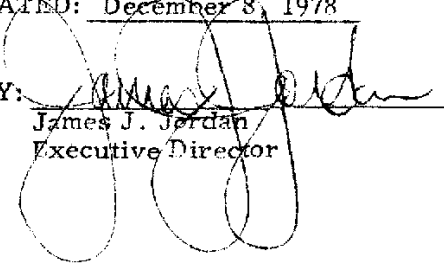
Jim Dana

NOTICE OF MEETING OF THE  
GOVERNING BODY OF THE  
TAHOE REGIONAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN that on December 20, 1978 at  
10:00 a.m. at the hearing room of the Tahoe  
Regional Planning Agency, located at 2155 South Avenue, South  
Lake Tahoe, California, the Governing Body of said agency will  
conduct its regular meeting. The agenda for said meeting is  
attached to and made a part of this notice.

DATED: December 8, 1978

BY:

  
James J. Jordan  
Executive Director

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

TRPA Office, 2155 South Avenue  
South Lake Tahoe, California

December 20, 1978 10:00 a.m.  
December 21, 1978 9:00 a.m.

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PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR
- V AGENCY REVIEW
  - A. Sahara Tahoe, Administrative Permit for Parking Structure, Douglas County
  - B. Administrative Permit for 24 Unit Apartment at 929 Southwood Boulevard, Washoe County
  - C. Traffic Impact Determination for Crystal Bay Motel on Addition of Commercial Facility, Washoe County
- VI PUBLIC WORKS
  - South Lake Tahoe Public Works Department, Pine Boulevard Extension, Modification of Condition of Approval
- VII PLANNING AND POLICY MATTERS
  - A. Determination of Agency Pierhead Line
  - B. Draft Non-Attainment Air Quality Plan
- VIII REPORTS
  - A. Appeals of Staff Decisions
  - B. Executive Session
  - C. Business Manager Report
  - D. Preliminary Budget and Work Program, Fiscal Year 1979-80
  - E. Legal Services Contract Amendments
  - F. Executive Director Report on Administrative Matters
  - G. Legal Counsel Report

H. Governing Body Members

I. Public Interest Comments

IX ORDINANCES

A. First Reading of Ordinance Establishing Indirect Source Review Standards and Procedures

B. First Reading of Amendments to the Land Use Ordinance

1. Section 7.103 to Allow Land Coverage Not to Exceed 50% in the Public Service Land Use District
2. Section 7.13 to Clarify Calculation of Limitations on Building Height

C. First Reading of Ordinance Amending the Regional Plan for Property in Washoe County Owned by the Tantara Company, Totaling 4.29 Acres Reclassified High Density Residential

X RESOLUTIONS

XI PENDING MATTERS

XII OTHER BUSINESS

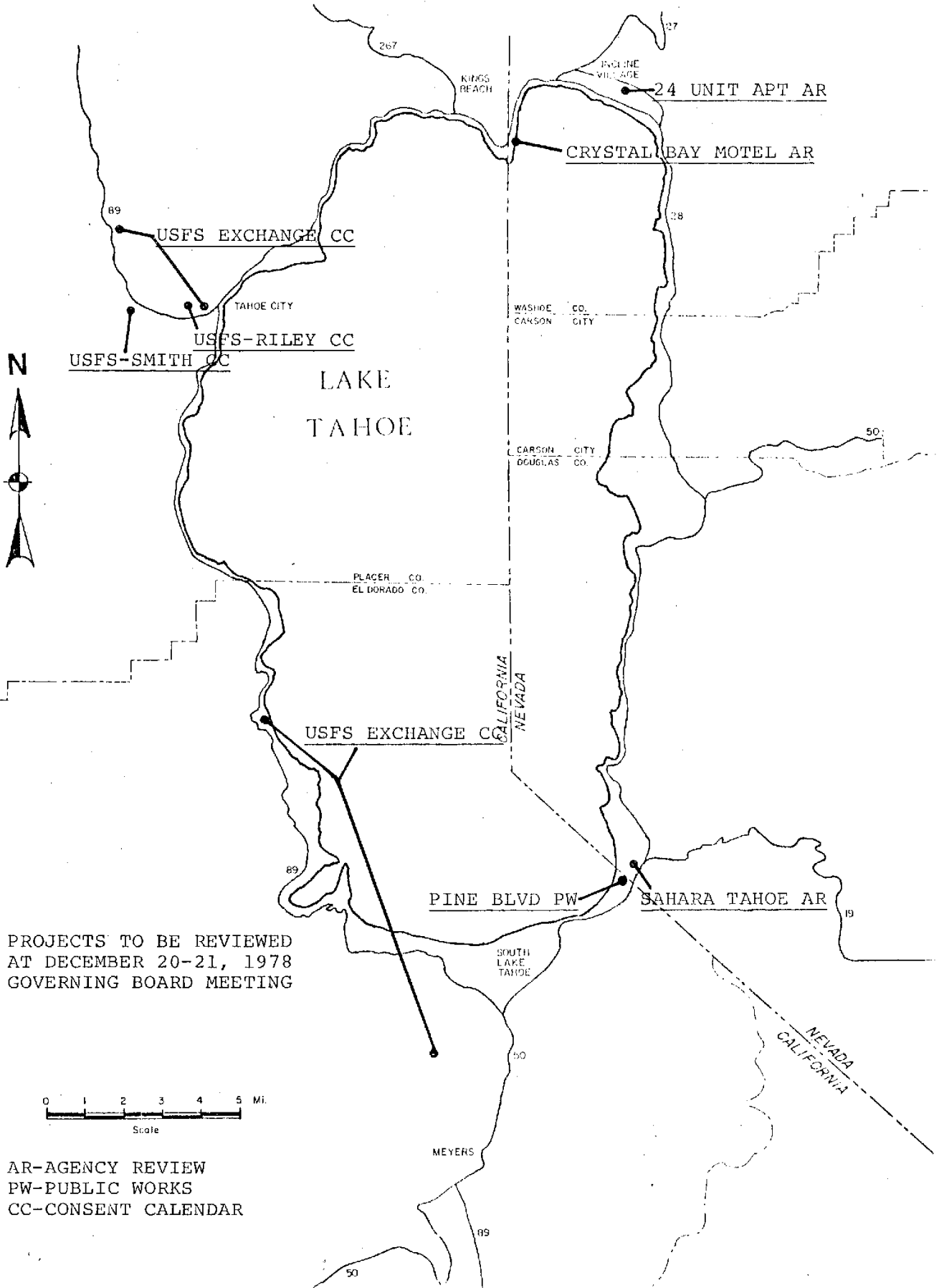
XIII ADJOURNMENT

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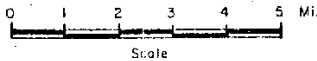
CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>
U.S. Forest Service, Lake Tahoe Basin Management Unit	
<u>Acquisitions</u>	
1. 2.2 Acres on the Truckee River, Placer County	Support
2. 68 Acres 1/2 Mile West of Tahoe City, Placer County	Support
<u>Exchange</u>	
Two Properties Totaling .56 Acres on the Truckee River Owned by Inter-County Title Company, Placer County	Support

# TAHOE REGIONAL PLANNING AGENCY



PROJECTS TO BE REVIEWED  
AT DECEMBER 20-21, 1978  
GOVERNING BOARD MEETING



AR-AGENCY REVIEW  
PW-PUBLIC WORKS  
CC-CONSENT CALENDAR

# TAHOE REGIONAL PLANNING AGENCY

## MEMORANDUM

DATE: December 11, 1978

TO: The TRPA Governing Board

FROM: The Staff

SUBJECT: Meeting Minutes

As in past years, because there are three weeks instead of four weeks between the November and December, 1978 meeting dates, staff has not had adequate time to complete the November Board minutes. These minutes along with the December minutes will hopefully be available for the January, 1979 packet mailing.

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Clearinghouse  
U. S. Forest Service Acquisition  
2.2 Acres, Scott and Betty Smith

Summary

The U. S. Forest Service is proposing to acquire an undeveloped 2.2 acre parcel of land located in the northwest portion of the Lake Tahoe Basin and along the Truckee River (see Attachment 1). The proposed purchase consists of one lot with about 280 feet of river frontage. This property is bounded by the river and National Forest land.

This purchase is a part of the on-going acquisition program along the Truckee River by the Forest Service.

TRPA Plans

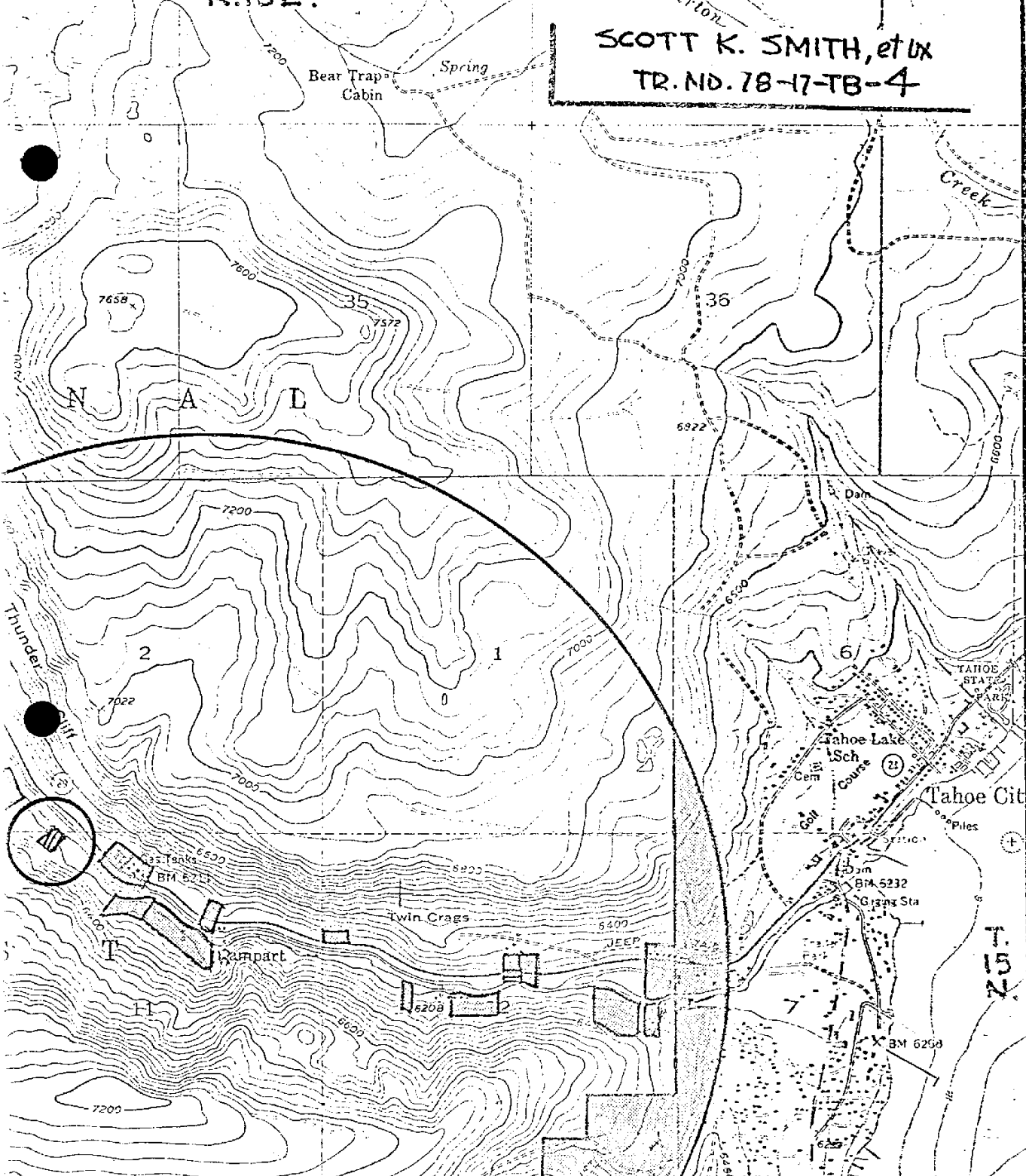
The parcel in question is zoned General Forest by the TRPA. The parcel is in land capability district 1a. The Recreation Element of the TRPA General Plan identifies the subject parcel as being appropriate for maintenance as a natural environmental area and for day-use recreation.




Recommendation

Agency staff recommends support of the subject clearinghouse application.

12/11/78

SCOTT K. SMITH, et ux  
TR. NO. 78-47-TB-4



-  SUBJECT PROPERTY
-  PRIVATE LAND
-  NATIONAL FOREST

SECTION FROM  
REDFIELD ESTATE

T. 15  
R. 2



TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Clearinghouse  
U. S. Forest Service Acquisition  
68 Acres, Martha I. Riley  
Placer County

Summary

The U. S. Forest Service is proposing to acquire an undeveloped 68 acre parcel of land located one mile west of Tahoe City. This parcel is bounded on the west by the Tahoe National Forest (see Attachment 1). This purchase is consistent with the U. S. Forest Service acquisition program near Lake Tahoe and the Truckee River.

TRPA Plans

The parcel in question is zoned General Forest and Low Density Residential (LDR) by the TRPA. There is approximately 50 acres of General Forest and 18 acres of LDR. TRPA would, therefore, allow up to 72 units on the LDR (up to 4 units per acre), and one unit on the General Forest land. The CTRPA ordinances currently limit development to one residential unit per assessor's parcel.

Land capability on the parcel is a mixture of levels 1, 2 and 4. The TRPA Recreation Element identifies this area as natural environmental area.

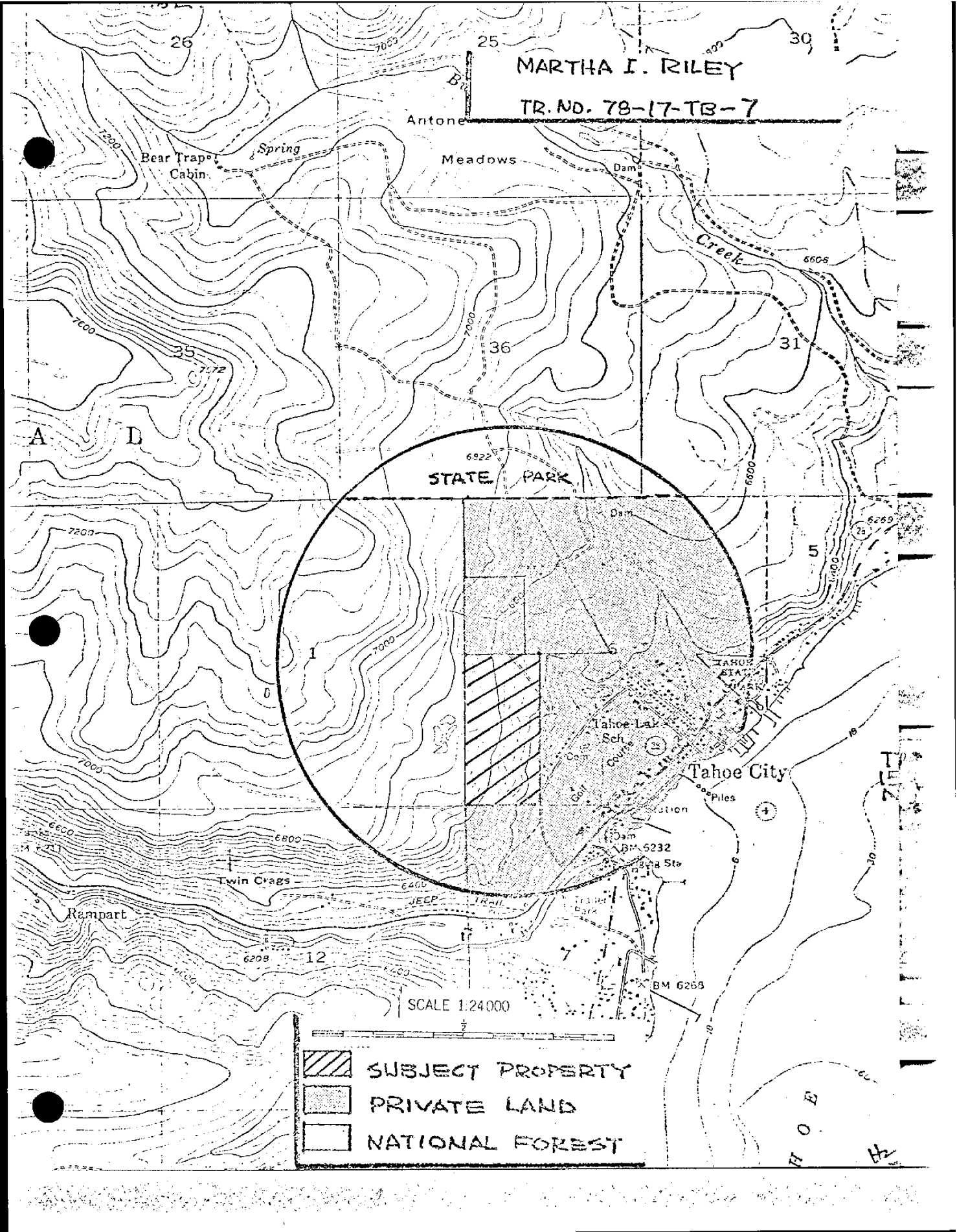
Recommendation

Agency staff recommends support of the subject clearinghouse application.

12/11/78

MARTHA I. RILEY

TR. NO. 78-17-TB-7



SUBJECT PROPERTY

PRIVATE LAND

NATIONAL FOREST

SCALE 1:24000

T A H O E

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Clearinghouse  
U. S. Forest Service Exchange  
Two Properties Totaling .56 Acres on the  
Truckee River Owned by Inter-County Title Company  
Placer County

Summary

The U. S. Forest Service is proposing to acquire .56 acres of undeveloped land along the Truckee River in Placer County in exchange for 3.88 acres of undeveloped land in El Dorado County.

The .56 acres consist of two parcels. The first parcel is located approximately 1/2 mile west of Tahoe City on the south side of the Truckee River and provides 50 feet of frontage on the river. The second parcel is located six miles northwesterly from Tahoe City and provides 25 feet of frontage on the river. This exchange is a part of the on-going acquisition program along the Truckee River by the U. S. Forest Service (see Attachment 1).

The U. S. Forest Service will be exchanging two parcels of land which they obtained through survey error. One parcel is 2.48 acres and located about two miles southeast of South Lake Tahoe in the Mountain View Subdivision. The other parcel is 1.40 acres and located two miles south of Meeks Bay in Rubicon (see Attachment 2). Both parcels are in existing subdivided areas.

TRPA Plans

The parcels being traded are both zoned Low Density Residential by the TRPA. The parcels being obtained by the Forest Service are zoned General Forest. The Recreation Element of the TRPA General Plan identifies the Truckee River parcels as being appropriate for maintenance as a natural environmental area and for day-use recreation.

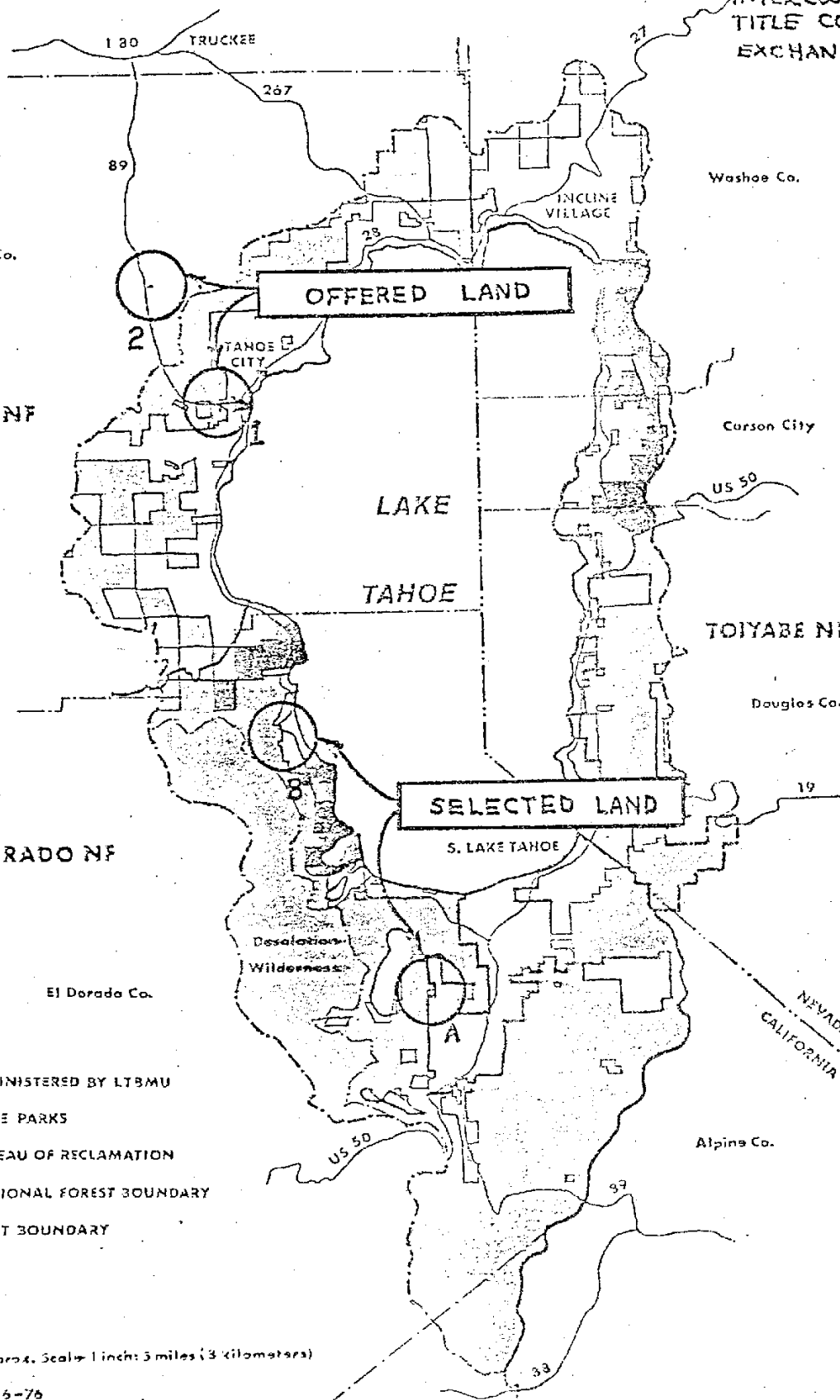
Recommendation

Agency staff recommends support of the subject clearinghouse application.

12/11/78

Nevada Co.

VICINITY MAP  
INTERCOUNTY  
TITLE CO.  
EXCHANGE



Placer Co.

Washoe Co.

TAHOE NF

Carson City

LAKE

US 50

TAHOE

TOIYABE NF

Douglas Co.

ELDORADO NF

SELECTED LAND

S. LAKE TAHOE

Desolation  
Wilderness

El Dorado Co.

NEVADA  
CALIFORNIA

Alpine Co.



ADMINISTERED BY LTBMU

STATE PARKS

BUREAU OF RECLAMATION

NATIONAL FOREST BOUNDARY

UNIT BOUNDARY

Approx. Scale 1 inch: 3 miles (3 kilometers)

ds 5-76

5-25-77

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Sahara Tahoe  
Administrative Permit  
for a Parking Garage  
Douglas County

Project Location and

The applicant, Sahara Tahoe Corporation, is requesting an administrative permit, as required under Sections 7.12(4) and 9.21(3) of the Land Use Ordinance, to allow construction of a 6-level parking garage designed to accommodate 2,100 vehicles. The proposed garage is to be located to the north of the existing Sahara Tahoe casino and twin hotel towers (see attachment #1) upon ground currently occupied by self-service and valet surface parking.

The Sahara Tahoe hotel/casino complex is located on the west side of U.S. Highway 50 in Douglas County, Nevada and is one of the four major hotel/casino complexes within the South Lake Tahoe casino core area (see attachment #2). The footprint of the proposed garage is rectangular in shape, dimensioning 195 feet along the frontage of U.S. Highway 50 by 600 feet. A porte cochere, containing two levels of parking and dimensioning 130 feet along the frontage of U.S. Highway 50 by 230 feet, is to be constructed between the existing casino and the proposed garage structure. The total dimension of the proposed garage, including the porte cochere, along the frontage of U.S. Highway 50 is 325 feet.

There are presently a total of 1,726 parking spaces on the Sahara Tahoe site. Approximately 968 surface spaces will be lost as a result of the construction of the proposed garage. Therefore, with the construction of the 2,100 spaces contained in the proposed garage, there will be a net gain of 1,132 parking spaces on the Sahara Tahoe site, increasing the total supply to 2,858 spaces.

Land Use Classification

The Sahara Tahoe hotel/casino complex, including the proposed parking garage, is located on 21.6 acres of land that is presently classified Tourist Commercial (TC) by the Agency (see attachment #3). The majority of the land classified TC, 20.44 acres, was shown as TC on the original 1971 TRPA General Plan. The remaining 1.16 acres was reclassified from Recreation to TC under a General Plan amendment approved by the Agency on July 26, 1978. The applicant requested the General Plan amendment for the specific purpose of building the proposed parking garage.

In addition to the 21.6 acres of land classified TC, the total project site includes 2.22 acres of land classified Recreation. The only improvements proposed within the Recreation use classification are a main access road from the loop road and an access road to the rear parking lot for buses and campers.

The uses proposed within the total project site, which contains 23.82 acres, conform with the applicable use regulations set forth in the Land Use Ordinance.

Land Capability and Land Coverage

Except for two small areas of land within the Recreation district, the total project site is identified as Efb soil type. The Efb soil type is classified as land capability level 7 which permits 30 percent land coverage. The two small areas of land within the Recreation district are identified as JaC and Ev soil types. The JaC soil type is classified as land capability level 5, permitting 25 percent land coverage and the Ev soil type is classified as land capability level 1a, permitting 1 percent land coverage.

Sahara Tahoe  
Administrative Permit  
for a Parking Garage - page two

The maximum land coverage permitted within the area classified TC, as set forth under Section 7.83 of the Land Use Ordinance, is 50 percent, or 470,600 square feet. There is presently 860,255 square feet of land coverage within the area classified TC. Therefore, there is presently 389,655 square feet of nonconforming land coverage within the TC area. Allowable land coverage within the area classified Recreation must be calculated in conformance with the applicable land capability constraints. The only existing or proposed land coverage in the Recreation district is within the EFB soil type area which totals 1.3 acres in size. The allowable coverage is 17,015 square feet and the existing is 39,600 square feet. Therefore, there is presently 22,585 square feet of existing nonconforming land coverage within the Recreation district. The total amount of existing nonconforming land coverage within the project area is 412,246 square feet.

The regulations set forth under Section 9.21(3) of the Land Use Ordinance require the applicant to remove existing nonconforming land coverage in an amount equal to 9 percent of the total nonconforming land coverage within the TC district plus the square footage of land coverage created by the proposed parking garage. The proposed parking garage will create 144,500 square feet of land coverage and 9 percent of the 389,655 square feet of nonconforming land coverage equals 35,069 square feet. Therefore the total amount of existing nonconforming land coverage that must be removed is 179,569 square feet or 4.12 acres. The applicant proposed to remove all of the 22,585 square feet of existing nonconforming land coverage within the Recreation district and the remainder required, 156,784 square feet, from the TC district.

The Proposed Site Plan submitted by the applicant to the Agency on November 13, 1978 identifies the 179,569 square feet of existing nonconforming land coverage that is to be removed.

#### Height

Section 7.13 of the Land Use Ordinance establishes that no structure proposed within the Tourist Commercial district can exceed an average height of 40 feet measured from the finished ground level at the center of all exterior walls. In addition, appurtenances may be erected to a fifteen percent (15%) greater height.

The height of the proposed parking garage, including appurtenances, has been properly calculated in accordance with the provisions of Section 7.13 and does not exceed an average height of 40 feet. As shown on plans submitted by the applicant to the Agency on November 13, 1978, based on the reference that the elevation of the existing grade adjacent to the northerly U.S. Highway 50 driveway is 101.4 feet, the maximum finish floor elevation of the sixth floor is 135.0 feet.

#### Storm Drainage

The stormwater runoff from the proposed parking structure is to be collected and then treated in the following manner:

1. The stormwater collected from the parking structure will be discharged into a series of drop inlets designed to remove floating debris, grease, and oil.

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2. The stormwater discharge through the drop inlets will be collected in a 72 inch diameter concrete pipe for transport into the existing storm drain system.
3. The stormwater from the 72 inch diameter pipe will be discharged into the existing retention pond located at the southwest corner of the Sahara Tahoe property. This retention pond has capacity sufficient to accommodate the stormwater flows from the entire area of both the Sahara Tahoe and the Park Tahoe sites for a 10 year frequency, 2 hour duration storm.
4. The stormwater will again pass through a screen at the inlet to the retention pond to remove floating trash and debris.
5. A baffle on the existing pipe from the retention pond will retain grease and oil within the retention pond.
6. The stormwater will be discharged from the retention pond into a series of leach fields for disposal to ground water.

The total stormwater treatment system is designed to meet the discharge standards set forth in the Agency's 208 Plan.

#### Grading

A significant amount of grading will result from the excavation required for construction of the building foundations. Plans submitted by the applicant show that in order to conform to the 40 foot height limit in some areas excavation to a depth necessary to accommodate two stories, approximately 20 feet, will be required. The applicant has not provided an indication of the number of square yards of earthen material that will be required to be removed from the site.

The applicant's Information Report does indicate, however, that all excavated material will be legally disposed of within the Basin. All excavated areas outside of the building foundations will be backfilled and will, therefore, not require specific slope stabilization treatment.

#### Revegetation

The applicant's Information Report indicates that all areas disturbed during construction and those areas where the existing asphalt is to be removed are to be landscaped and maintained by the hotel staff. The type of plants to be used will be chosen to conform to the natural vegetation in the area and to enhance the aesthetic characteristics of the hotel/casino complex.

If this project is approved, the applicant will be required to submit a specific revegetation plan to the Agency for approval by Agency staff.

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Sahara Tahoe  
Administrative Permit  
for a Parking Garage - page four

### Snow Storage

The applicant's Information Report indicates that snow storage areas will be located around the perimeter of the surface parking lot so that the runoff from snow melt will be discharged into appropriate leaching facilities. Snow accumulated on the top floor of the parking structure will be physically removed and hauled to a legal disposal site.

### Phasing

The proposed parking structure is to be built in two phases. Phase 1, as identified on plans submitted by the applicant, is the westerly, or rear portion dimensioning 195 feet x 420 feet. Phase 1, which constitutes approximately two-thirds of the total garage, is to be in use prior to work commencing on Phase 2. This phasing is proposed to minimize the impact on the existing parking supply during construction. The applicant has not provided a breakdown of the number of parking spaces included in either Phase 1 or 2 or the net number of spaces available on the Sahara Tahoe site upon completion of Phase 1. Calculations by Agency staff indicate that Phase 1 of the parking garage will contain approximately 1,500 spaces.

The applicant anticipates that it will take about seven months to construct each phase.

### Traffic Analysis

Agency staff has received much information from the applicant and the consultants, Douglas County, the Nevada Highway Department, the Nevada Division of Environmental Protection, the California Tahoe Regional Planning Agency, Cal Trans, the California Air Resources Board, and the U.S. Forest Service relative to their assessments of the potential traffic impacts resulting from proposed parking garages at South Stateline. Analysis by Agency staff of the information provided by all these various sources is contained in the report entitled "Analysis of Potential Parking Expansion, South Lake Tahoe Gaming Core Area" dated October, 1978.

In preparation of the following analysis of the potential traffic impacts resulting from the parking garage proposed by Sahara Tahoe, the Agency staff has considered the analysis and conclusions contained in the October 1978 report and all the other information received pertinent to the subject.

In order to properly assess the major elements of the Sahara Tahoe project that have the potential to affect traffic movement and circulation within the South Stateline casino core area, Agency staff has considered: 1. access and internal circulation; 2. subregional traffic impacts; 3. Douglas County parking requirements; 4. the significance of parking demand relative to vehicle trip generation; 5. the applicant's assessment of parking demand; 6. other methods of calculating parking demand; and 7. resulting vehicle trip generation. Based on these seven elements, Agency staff has been able to draw the conclusions set forth in this summary.

12/13/78