

**TRPA
GOVERNING BOARD
PACKETS**

**NOVEMBER
1978**

Jim Dana

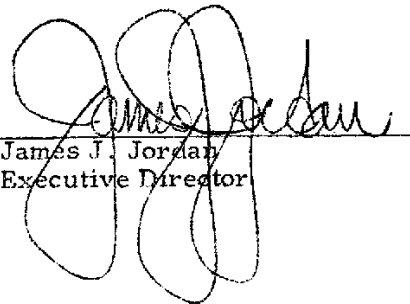
Nov 78

(4-0)

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

NOTICE IS HEREBY GIVEN that on November 29, 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 a special meeting.
The agenda for said meeting is attached to and made a part of this
notice.

Dated: November 15, 1978

By: 
James J. Jordan
Executive Director

Item

Action Taken

study of the Tahoe Basin; 4) the ongoing work on the preparation of a Non-Attainment Air Quality Plan; and 5) the necessity to refine the implementation mechanisms for the updated General Plan.

Second Reading of Ordinance Amending the Regional Plan to Reclassify 3.5 Acres in Douglas County to General Commercial

Adopted

First Reading of Grading Ordinance Amendments

Introduced for first reading

First Reading of Ordinance Amending the Regional Plan to Include the Lake Tahoe Basin Water Quality Management Plan as an Element of the Regional Plan

Introduced for first reading

First Reading of Ordinance Implementing the Lake Tahoe Basin Water Quality Management Plan

Introduced for first reading

First Reading of Ordinance Establishing Indirect Source Review Standards and Procedures

Discussion only with comments to be received from local agencies and Advisory Planning Commission prior to first reading.

Resolution Adopting Memorandum of Understanding Between TRPA and the RC&D Council

Continued until such time as the Tahoe Resource Conservation and Development Area Council has taken action on the memorandum

Miscellaneous:

The Governing Board approved a revised overall work program and budget for FY 1978/79.

The Governing Board approved a benefits package for the TRPA staff in lieu of cost of living salary increases.

Item

Action Taken

Traffic Impact Determinations:

Incline Village Community Pool
Complex, Washoe County

Finding made that the proposed project is in compliance with Sec. 3.10 of Ordinance 78-5 and would therefore not generate more than 105 vehicle trips per day per acre.

24 Unit Apartment at 929
Southwood Boulevard, Washoe
County

Finding made that the proposed project is in compliance with Sec. 3.10 of Ordinance 78-5 and would therefore not generate more than 105 vehicle trips per day per acre.

Lake Tahoe Resort and Racquet
Club, 212 Room Hotel and 8 Unit
Apartment, Washoe County

Finding made that the proposed project is in compliance with Sec. 3.10 of Ordinance 78-5 and would therefore not generate more than 105 vehicle trips per day per acre.

Harrah's Tahoe, Parking Garage
Structure, Douglas County

Due to the failure to obtain a dual majority on a motion that the parking structure be found in compliance with Sec. 3.10 of Ordinance 78-5, the application is deemed to be in compliance and can be reviewed by TRPA in December.

General Plan Amendment, The Tantara
Company, 4.3 Acres in Washoe County
from General Commercial to High Density
Residential

Approved with staff directed to prepare an effectuating ordinance.

Douglas County Administrative Center
Findings Relative to Permitted Land
Coverage

Directed staff to prepare and process an amendment to the Land Use Ordinance to allow land coverage not to exceed 50% in the Public Service use district.

Draft Non-Attainment Air Quality Plan

Staff update report only. Staff to advise the Nevada Environmental Commission on December 13, 1978 that TRPA as the lead agency in Nevada for preparation of the plan prefers not to submit any material until a plan has been completed, submitted to the local agencies for comment and approved by the Governing Board.

General Plan Update

The Governing Body acted to continue until a future date the public forums and hearings on a revised General Plan based on findings regarding: 1) implications of potential Compact amendments being considered by California and Nevada; 2) initiation of a joint transit planning effort by all concerned entities; 3) the Federal effort to undertake a threshold/carrying capacity

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

ACTION SHEET
SPECIAL MEETING NOVEMBER 29, 30, 1978

<u>Agenda Item</u>	<u>Action Taken</u>
Consent Calendar	Approved
Special Report - Impacts of Parking Structures at South Stateline	No action was taken due to failure to achieve dual majority vote on motion to approve the staff recommendation to defer approval of additional parking expansion and to bring the expansion of trip-generating uses in the core area under direct regulatory control of TRPA and/or NTRPA.
Douglas County, Administrative Permit for Sahara Tahoe Sign to Exceed the Height Limit	Approved
Rocky Ridge Unit No. 4, Tentative Map for 49 Lots, Placer County	Approved
Millstone Manor, Tentative Map for 4 Condominium Units, Washoe County	Approved
Daniel Sheehan, Variance for Pier to Extend Past Pierhead Line, Placer County	Continued until such time as accuracy of the pierhead line maps is clarified.
Chapman General Hospital for the Round Hill General Improvement District, Determination on Economic Hardship Pursuant to Ordinance Nos. 78-5 and 78-6, Douglas County	Approved staff recommendation which permits a tentative map in the Round Hill area to be considered by TRPA prior to January 1, 1979.
Determination of Permeability of "Fastdry" Artificial Surfacing, Washoe County	Approve staff recommendation to count "Fastdry" or similar surfaces as land coverage and to request Soil Conservation Service review and comment on permeability of prepared grass surface for tennis courts.
Appeal of the Shorezone Hearing Officer Decision, Unauthorized Rock Jetties for M. Wangenheim and N. Dewhurst, Washoe County	N. Dewhurst and M. Wangenheim jetties found to be authorized structures in accordance with the Shorezone Ordinance with staff directed to prepare a policy statement for consideration in January, 1979 on grandfathering all shorezone structures constructed prior to December, 1968.

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

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

November 29, 1978 10:00 a.m.
November 30, 1978 9:00 a.m.

SPECIAL MEETING AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR
- V SPECIAL REPORT - Impacts of Parking Structures at South Stateline
- VI AGENCY REVIEW
 - A. Douglas County, Administrative Permit for Sahara Tahoe Sign to Exceed the Height Limit
 - B. Rocky Ridge Unit No. 4, Tentative Map for 49 Lots, Placer County
 - C. Millstone Manor, Tentative Map for 4 Condominium Units, Washoe County
 - D. Daniel Sheehan, Variance for Pier to Extend Past Pierhead Line, Placer County
 - E. Chapman General Hospital for the Round Hill General Improvement District, Determination on Economic Hardship Pursuant to Ordinance No. 78-5 and 78-6, Douglas County
 - F. Determination of Permeability of "Fastdry" Artificial Surfacing, John Wayland, Washoe County
 - G. Appeal of the Shorezone Hearing Officer Decision, Unauthorized Rock Jetties for M. Wangenheim and N. Dewhurst, Washoe County
 - H. Traffic Impact Determinations
 - 1. Incline Village Community Pool Complex, Washoe County
 - 2. 24 Unit Apartment at 929 Southwood Boulevard, Washoe County
 - 3. Lake Tahoe Resort and Racquet Club, 212 Room Hotel and 8 Unit Apartment, Washoe County
 - 4. Harrah's Tahoe, Parking Garage Structure, Douglas County
- VII GENERAL PLAN AMENDMENT
 - The Tantara Company, Lots 1, 3 through 13, 15 and Utilities Parcel C, Block D, Industrial Subdivision No. 2, 4.3 Acres in Washoe County, General Commercial to High Density Residential

VIII PLANNING AND POLICY MATTERS

- A. Douglas County Administrative Center Findings Relative to Permitted Land Coverage
- B. Draft Non-Attainment Air Quality Plan
- C. General Plan Update

IX REPORTS

- A. Appeals of Staff Decisions
- B. Executive Session
- C. Business Manager Report
- D. Executive Director Report on Administrative Matters
- E. Legal Counsel Report
- F. Governing Body Members
- G. Public Interest Comments

X ORDINANCES

- A. Second Reading of Ordinance Amending the Regional Plan to Reclassify 3.35 Acres in Douglas County to General Commercial
- B. First Reading of Grading Ordinance Amendments
- C. First Reading of Ordinance Amending the Regional Plan to Include the Lake Tahoe Basin Water Quality Management Plan as an Element of the Regional Plan
- D. First Reading of Ordinance Implementing the Lake Tahoe Basin Water Quality Management Plan
- E. First Reading of Ordinance Establishing Indirect Source Review Standards and Procedures

XI RESOLUTIONS

Resolution Adopting Memorandum of Understanding Between TRPA and the Lake Tahoe Resource Conservation and Development Area Council

XII PENDING MATTERS

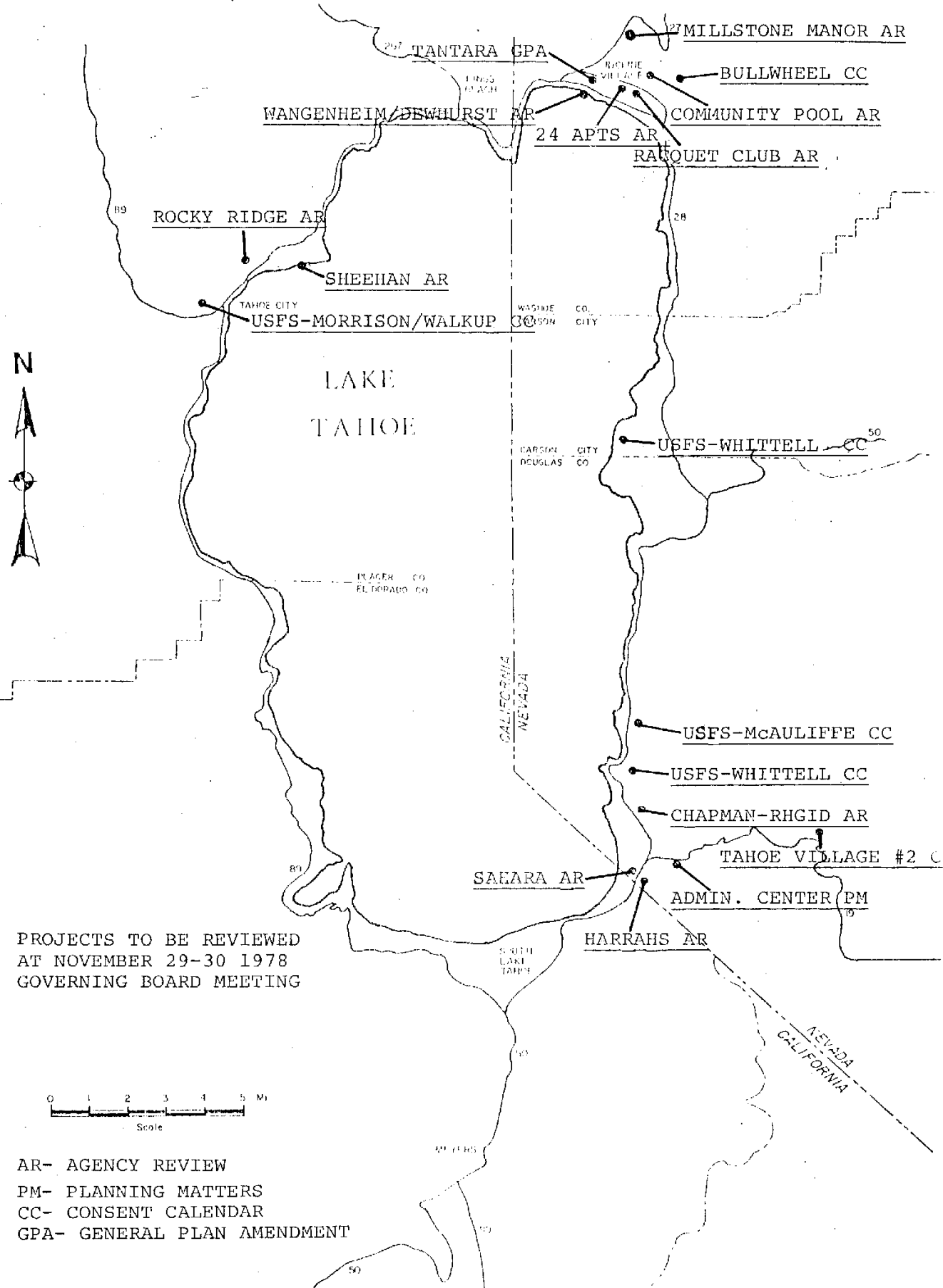
XIII OTHER BUSINESS

XIV ADJOURNMENT

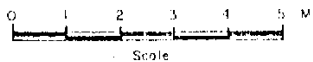
CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>
Clearinghouse Review of U.S. Forest Service Acquisitions, 450 Acres, Douglas County; 40 Acres, Carson City; 1.1 Acres, Placer County	Support
Bullwheel Restaurant, Modification of Prior Approval, Washoe County	Approval
Tahoe Village Unit No. 2, Modification of Prior Approval	Approval

TAHOE REGIONAL PLANNING AGENCY



PROJECTS TO BE REVIEWED
 AT NOVEMBER 29-30 1978
 GOVERNING BOARD MEETING



- AR- AGENCY REVIEW
- PM- PLANNING MATTERS
- CC- CONSENT CALENDAR
- GPA- GENERAL PLAN AMENDMENT

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Clearinghouse Review
U.S. Forest Service
40 Acre Land Acquisition
Douglas County

Summary

The U.S. Forest Service Lake Tahoe Basin Management Unit proposes to purchase 40 acres in Douglas County near Zephyr Cove from Richard H. McAuliffe. Land and Water Conservation Fund monies will be utilized for the acquisition.

The proposed purchase consists of two adjacent parcels lying about one-half mile east of Highway 50 and about four miles north of Stateline Nevada. The parcels are bounded on all sides by National Forest Land.

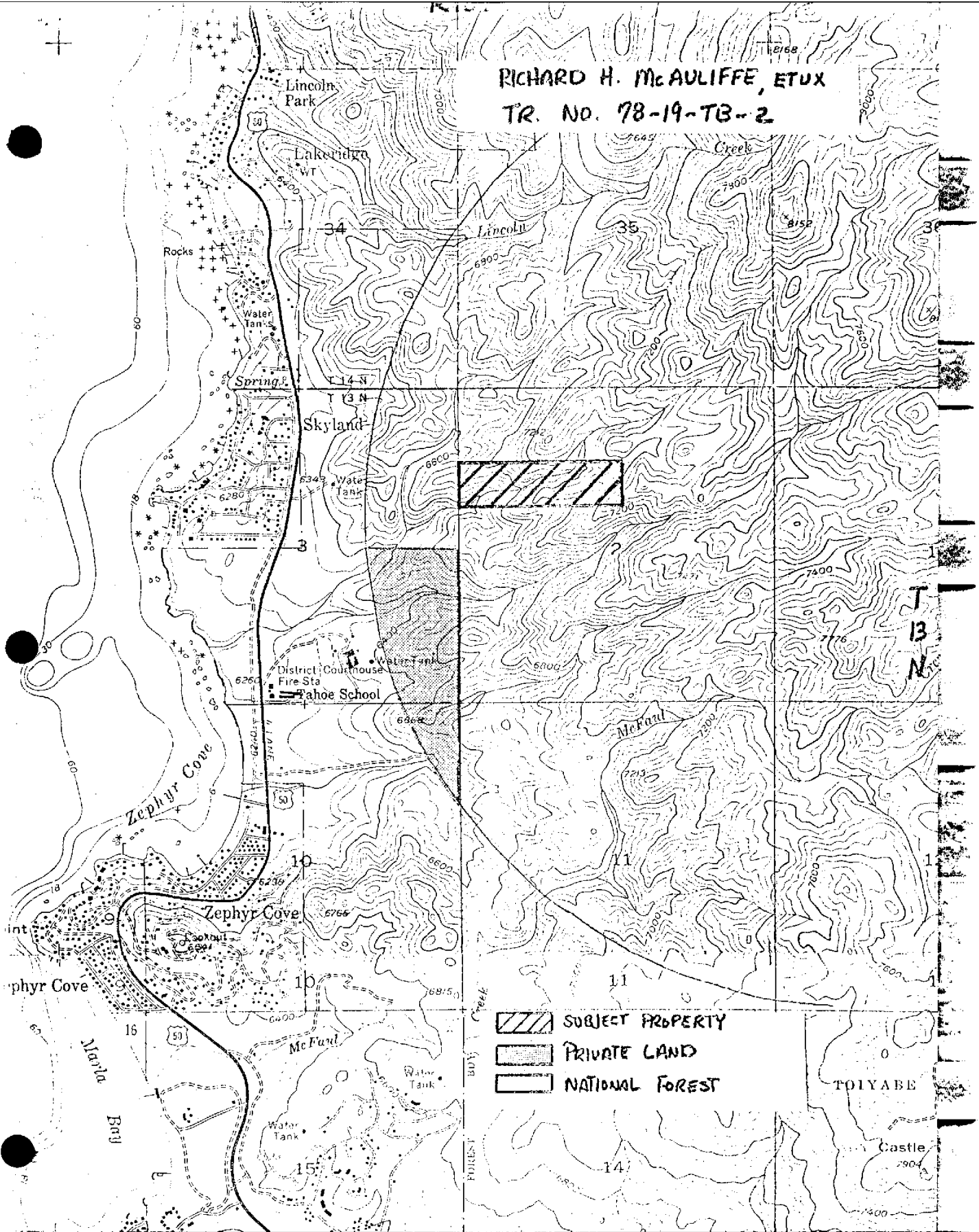
TRPA Plans




The two parcels are located in a General Forest Land-use district, allowing recreation, resource production, and a single family residence per parcel. The subject parcels will be utilized to increase the opportunity for dispersed recreation activities.

Recommendation

Staff recommends support of this U.S. Forest Service acquisition.

RICHARD H. McAULIFFE, ETUX
TR. NO. 78-19-TB-2



-  SUBJECT PROPERTY
-  PRIVATE LAND
-  NATIONAL FOREST

TOiyABE

Castle
7904

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Clearinghouse
U.S. Forest Service
450 Acre Land Acquisition
George Whittell Estate
Douglas County and Carson City

Summary

The U.S. Forest Service Lake Tahoe Basin Management Unit proposes to purchase 450 acres of the Whittell Estate within Douglas County and Carson City. The subject property consists of three parcels, including 3,300 feet of frontage on Lake Tahoe. Land and Water Conservation Fund monies will be utilized for the acquisition.

Parcel 1. Parcel 1 lies within Douglas County and contains approximately 255 acres. The parcel is bounded by National Forest land on the east, private land and a subdivision on the south, Lake Tahoe on the west and the Douglas County Park on the north. U.S. Highway 50 traverses the parcel in a north-south direction. The portion east of the highway has relatively steep terrain on the eastern portion which changes to relatively gentle slopes along the highway. The northern portion is developed with a riding stable and accessory buildings. The southerly portion includes a service station and a 165 unit campground. The portion on the west side of the highway, adjacent to the Lake, contains approximately 2,300 feet of beach with a 300 ft. pier used by the M.S. Dixie excursion boat and others. The portion near the highway includes Zephyr Cove Lodge, guest cottages, and a residence.

Parcel 2. Parcel 2 lies within Douglas County and contains 155 acres. The parcel is bounded by National Forest land and a subdivision on the north, National Forest land on the east, Whittell High School and the Dreyfus property on the south, and Lake Tahoe on the west. This portion is adjacent to the Skyland Residential Subdivision and includes approximately 1000 ft. of rocky frontage on Lake Tahoe. The tract east of Highway 50 ranges from gentle slopes near the highway to relatively steep slopes on the eastern portion.

Parcel 3. Parcel 3 contains 40 acres and lies within Carson City. The parcel is completely surrounded by National Forest land. The entire parcel is steep with 40-60% slopes.

TRPA Plans

Parcel 1 is primarily zoned General Forest, but does include some Medium Density Residential and Recreation. Parcel 2 is comprised of Low Density Residential and Medium Density Residential zoning. Parcel 3 is zoned entirely General Forest.

In October 1974 TRPA approved a General Plan Amendment for 9 specific land use changes on the Whittell Estate. This proposal was submitted by Sharp Krater and Associates of Reno representing Don Steinmeyer of Incline Village. In conjunction with the General Plan Amendment request, Sharp Krater developed a Preliminary Development Analysis Report for 340 acres of the Whittell Estate.

That amendment allowed for 90 multi-family units and 169 single family dwelling units for parcel 2, and 274 multi-family units for Parcel 1, for a total of 533 units. This amounted to fewer units than would have been allowed under the TRPA General plan zoning.

While this purchase removes a large number of potential developable units and lessens the impact on Tahoe Basin Resources, there are two negative impacts involved in this purchase. Although these impacts are minor they should be examined by the U.S. Forest Service and by Douglas County. These impacts are:
A) the removal of permanent residents living in mobile homes on the property and
B) the financial impact on Douglas County economy.




Staff Recommendation

Staff recommends support of the U.S. Forest Service acquisition.

PROPERTY MAP
GEORGE M. WHITEELL ESTATE
TR. NO. 78-19-78-1

PARCEL NO. 2

PARCEL NO. 1

	SUBJECT PROPERTY
	NATIONAL FOREST
	PRIVATE LAND

