

**TRPA
GOVERNING BOARD
PACKETS**

**OCTOBER
1978**

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

NOTICE IS HEREBY GIVEN that on October 25, 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: October 13, 1978

BY:

James J. Jordan
James J. Jordan
Executive Director

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

ACTION SHEET
REGULAR MEETING OCTOBER 25, 26, 1978

Agenda Item

Action Taken

Consent Calendar	Approved
Special Report on Impacts of Parking Structures at South Stateline	Staff presentation only; comments to be provided by reviewers.
Douglas County, Administrative Permit for Sahara Tahoe Sign to Exceed the Height Limit	Continued to the next meeting
Park Tahoe Hotel-Casino, Compliance With Condition of Approval Requiring Recordation of 37.201 Acre Parcel Map, Douglas County	Condition found to be satisfied
Greenview, Tentative Map for 4 Unit Condominium, Washoe County	Approved with conditions
W. Grafton Worthington, Administrative Permit for Unauthorized Structure, El Dorado County	Denial of administrative permit with applicant directed to remove unauthorized fence below elevation 6229 Lake Tahoe Datum. Approval of Forest Service proposal to erect a fence between the properties involved to the Lake's water line, subject to approval of the U.S. Army Corps of Engineers.
Max Day, Variance to Terms of Shorezone Ordinance for Repair of Nonconforming Structure, Placer County	Approval of staff recommendation to grant permit with conditions
Appeals of Shorezone Hearing Officer Decisions	
- Unauthorized Rock Jetties for M. Wangenheim and N. Dewhurst, Washoe County	The matter pertaining to unauthorized use of the jetties was continued to the next meeting. The portion of the Shorezone Hearing Officer decision under Section 16.50 of the Shorezone Ordinance was reversed, and no public nuisance was found to exist.
- Shoreline Protective Structure for Shearl Bond, Washoe County	Appeal approved with conditions
- New Pier for Stephen Cloud, Washoe County	Shorezone Hearing Officer decision upheld; appeal denied.

<u>Agenda Item</u>	<u>Action Taken</u>
El Dorado County, Superior Court Facility, City of South Lake Tahoe	Continued to next meeting
Draft Non-Attainment Air Quality Plan	Staff presentation on possible air quality control strategies with possible application to the Tahoe Basin nonattainment problem. Authorization given to enter into contract with outside consultant for help with air quality data.
General Plan Update	Staff directed to take the updated General Plan to hearings.
208 Update	Staff presentation only. 208 implementing ordinance to be scheduled for first reading in November.
Glenbrook Properties, Discussion of Earlier Board Determination of Regional Public Facility, Douglas County	Staff to prepare coverage comparisons for regional public, local public, and private roads for Board review within 90 days.
Ordinances	
First and second readings of Regional Plan amendments	Approved
Second Reading of Revised Grading Ordinance	Approved
Resolution of Appreciation for Ken Woodward	Adopted
Resolution Adopting Memorandum of Understanding Between TRPA and the Lake Tahoe Resource Conservation and Development Area Council	Continued to next meeting

Miscellaneous:

The November Governing Body meeting will not be held on November 15 as originally noticed. A Special Meeting will be held on November 29 and 30, 1978. The regular meeting for December will be on the 20th and 21st as originally noticed.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

October 25, 1978 10:00 a.m.
October 26, 1978 9:00 a.m.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR
- V SPECIAL REPORT

Report on 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. Park Tahoe Hotel-Casino, Compliance With Condition of Approval Requiring Recordation of 37.201 Acre Parcel Map, Douglas County
- C. Greenview, Tentative Map for 4 Unit Condominium, Washoe County
- D. W. Grafton Worthington, Administrative Permit for Unauthorized Structure, El Dorado County
- E. Max Day, Variance to Terms of Shorezone Ordinance for Repair of Nonconforming Structure, Placer County
- F. Appeals of the Shorezone Hearing Officer
 - 1. Unauthorized Rock Jetties for M. Wangenheim and N. Dewhurst, Washoe County
 - 2. Shoreline Protective Structure for Shearl Bond, Washoe County
 - 3. New Pier for Stephen Cloud, Washoe County

VII PUBLIC WORKS

El Dorado County, Superior Court Facility, City of South Lake Tahoe

VIII PLANNING MATTERS

- A. Draft Non-Attainment Air Quality Plan
- B. General Plan Update
- C. 208 Update

IX REPORTS

- A. Glenbrook Properties, Discussion of Earlier Board Determination of Regional Public Facility
- B. Appeals of Staff Decisions
- C. Executive Session
- D. Business Manager Report
- E. Executive Director Report on Administrative Matters
- F. Legal Counsel Report
- G. Governing Body Members
- H. Public Interest Comments

X ORDINANCES

- A. First Reading of Ordinance Amending the Regional Plan, 3.35 Acres in Douglas County to General Commercial
- B. Second Reading of Ordinance Amending the Regional Plan for 1.95 Acres in Washoe County Reclassified to High Density Residential and for Lots 25 Through 40 of Block B, Brockway Vista Subdivision in Placer County Reclassified to General Commercial
- C. Second Reading of Revised Grading Ordinance

XI RESOLUTIONS

- A. Resolution of Appreciation for Former Board Member Ken Woodward
- B. Resolution Adopting Memorandum of Understanding Between TRPA and the Lake Tahoe Resource Conservation and Development Area Council

XII PENDING MATTERS

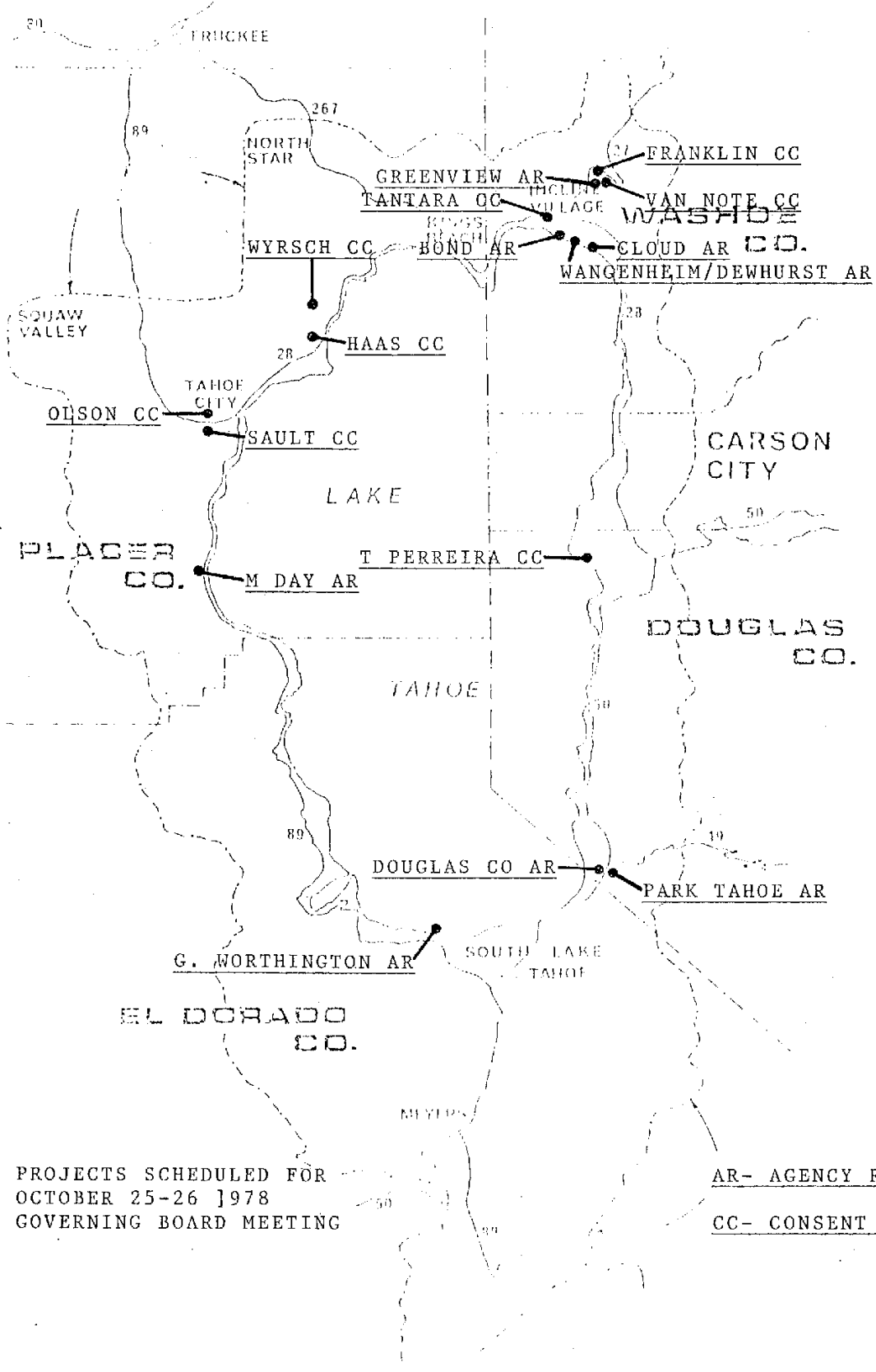
XIII OTHER BUSINESS

XIV ADJOURNMENT

CONSENT CALENDAR
OCTOBER 25, 26, 1978

<u>Item</u>	<u>Recommendation</u>
A. Agency Review	
1. Variances to Grade in Stream Environment Zones	
a. Larry Franklin, Washoe County	Approval
b. Charles Van Note, Washoe County	Approval
c. Sandy Haas, Placer County	Approval
d. Tantara Company, Washoe County	Approval
2. Tony Perreira, Administrative Permit for Replacement of Nonconforming Land Coverage, Douglas County	Approval
B. Clearinghouse - U.S. Forest Service	
1. 80 Acre Wyrsh Property, 1/2 Mile West of Tahoe Vista, Placer County	Support
2. 1.25 Acre Olson Property, 1 Mile West of Tahoe City Along Truckee River, Placer County	Support
3. 1.07 Acre Sault Property, 1-1/2 Mile West of Tahoe City Along Truckee River, Placer County	Support

TAHOE REGIONAL PLANNING AGENCY



PROJECTS SCHEDULED FOR
OCTOBER 25-26 1978
GOVERNING BOARD MEETING

AR- AGENCY REVIEW
CC- CONSENT CALENDAR

TAHOE REGIONAL PLANNING AGENCY
Staff Summary and Recommendations

Agency Review
Variance to Grade in a Stream Environment Zone
Larry Franklin
Washoe County

Project Location and Description

The applicant is requesting a variance from Section 7.70 of the Grading Ordinance to grade in a Stream Environment Zone (SEZ) on lot 4, Block M, Dana Drive in Incline Village, Washoe County (see attachment).

This lot is in an area directly below Mount Rose Highway where the runoff from the land area above the highway and the runoff from the highway itself flows down over the lots on Dana Drive in Block M. There are two drainageways crossing the property and the entire site is in an area of water influence. The highway runoff is carried at the back of this property in a rock lined ditch; however, the considerable amount of seepage on these lots results in water seeping out of the four foot high slope which was created when the Dana Drive was installed.

Analysis

The applicant originally proposed a solid foundation and a basement for a single family dwelling. The applicant was willing to install french drains around the foundation to direct the flow around the structure.

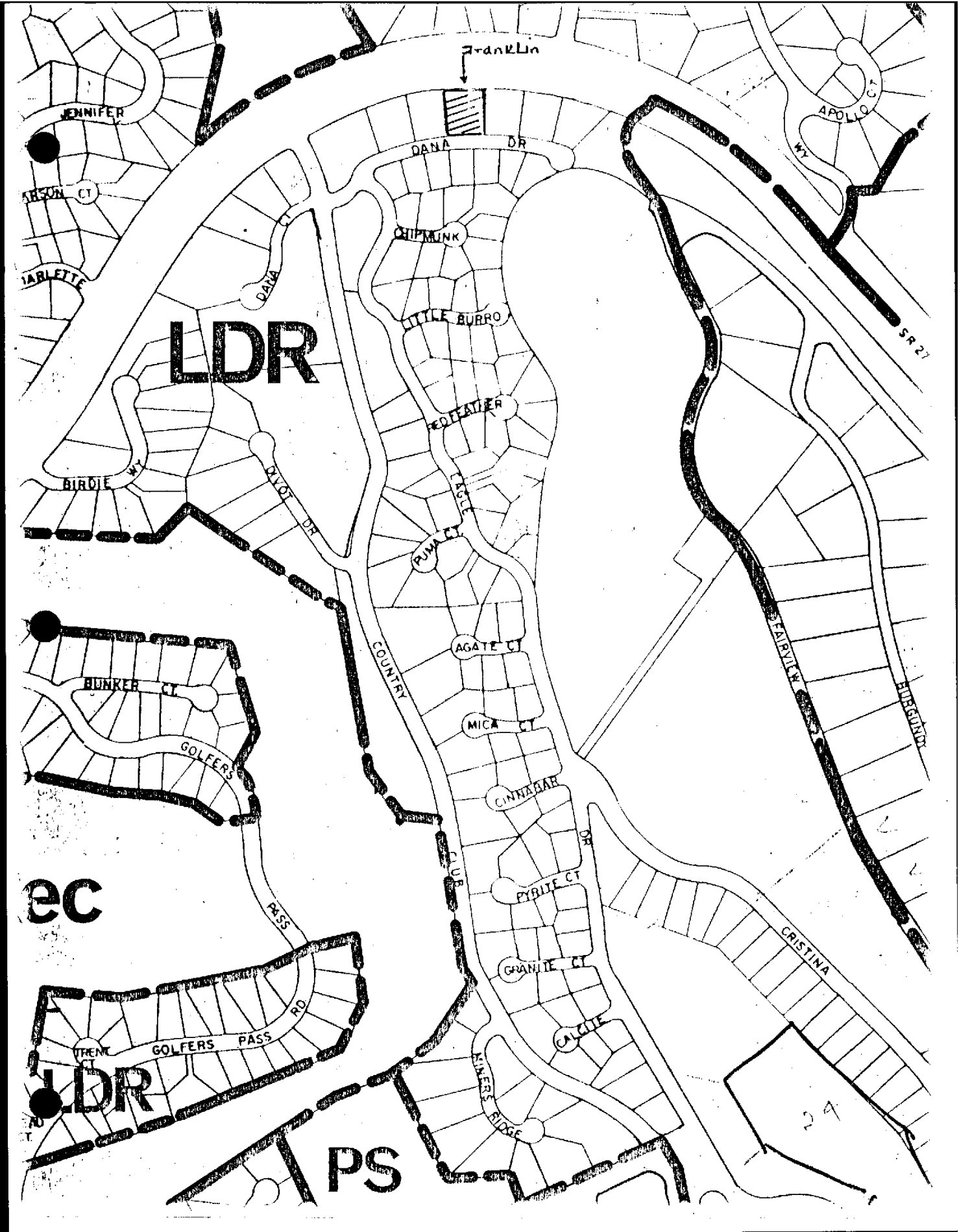
TRPA's Development Review Committee viewed the site on a number of occasions in July and August due to the extent of water influence. The DRC firmly recommended a pier-type foundation for the dwelling, however, the DRC did recommend that french drains could be allowed around the driveway due to the need for access. DRC also recommended that the existing drainageways be maintained and rock lined to prevent further erosion.

Recommendation

Staff recommends approval of a variance to grade in a Stream Environment Zone with the following conditions:

1. This approval will only become valid upon staff approval of the final site and foundation plans.
2. The structure is placed on a pier type foundation.
3. The two existing drainageways are rock lined.
4. Only that portion of the lot to be utilized for the foundation is to be graded and as much natural vegetation as possible is to be preserved.

The applicant was not available for staff to gain concurrence with these conditions, but the applicant has already resubmitted preliminary plans showing a pier-type foundation.



Franklin

JENNIFER

APOLLO

DANA DR

ARSON CT

MARLETTE

DANA

CHIPMUNK

LITTLE BURRO

LDR

BIRDIE WY

RYCOI DR

PEPPERMINT

PUMA CT

AGATE CT

MICA CT

CINNABAR

PYRITE CT

GRANITE CT

CALCITE

BUNKER CT

GOLFERS

ec

PASS

TRENT CT

GOLFERS PASS

LDR

PS

CUE

MINNESOTA

CRISTINA

SR 27

HILGARD

24

TAHOE REGIONAL PLANNING AGENCY
Staff Summary and Recommendations

Agency Review
Variance to Grade in a Stream Environment Zone
Charles Van Note
Washoe County

Project Location and Description

The applicant is requesting a variance from Section 7.70 of the Grading Ordinance to grade in a Stream Environment Zone (SEZ) on Lot 1, Block N, Dana Drive, in Incline Village, Washoe County. (see attachment)

This lot is in an area directly below Mount Rose Highway where the runoff from the land area above the highway and the runoff from the highway itself flows down over the lots on Dana Drive. However, this lot is on the downhill side of Dana Drive in Block M and is not as directly influenced by the water as the area directly below the highway in Block N.

A major stream flows across the adjoining lot to Van Note's, and Van Note's lot exhibits riparian vegetation on the far side of the property. This lot exhibits no surface water.

Analysis

The TRPA Development Review Committee viewed the site on October 10, 1978 and found that the lot is in a SEZ due to the presence of riparian vegetation. The proposed single family dwelling would be placed out of the SEZ, however, the proposed driveway would cross the SEZ and require fill. The DRC felt there was room on the lot out of the SEZ to place the driveway or that the driveway should be on a pier type foundation.

Recommendation

Staff recommends approval of a variance to grade in a Stream Environment Zone with the following conditions:

1. This approval is contingent upon staff approval of the final site and foundation plans.
2. French-type drains are to be installed around three sides of the structure (excluding the low side) to prevent any seepage damage to the foundation.
3. The driveway is to be located out of the SEZ or suspended on a pier type foundation and no filling is to take place in the SEZ.
4. Only that portion of the lot to be utilized for the foundation is to be graded and as much native vegetation as possible is to be preserved.

Applicant concurs with the above conditions.

10-17-78

LDR

Van Duzer

JENNIFER

ARSON CT

BARLETTE

DANA DR

APOLLO

CHIPMUNK

WITTE BURRO

GOLEATER

BIRDIE WY

DIOT DR

RUINA CT

AGATE CT

BUNKER CT

GOLFERS

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GRANITE CT

CRISTINA

LDR

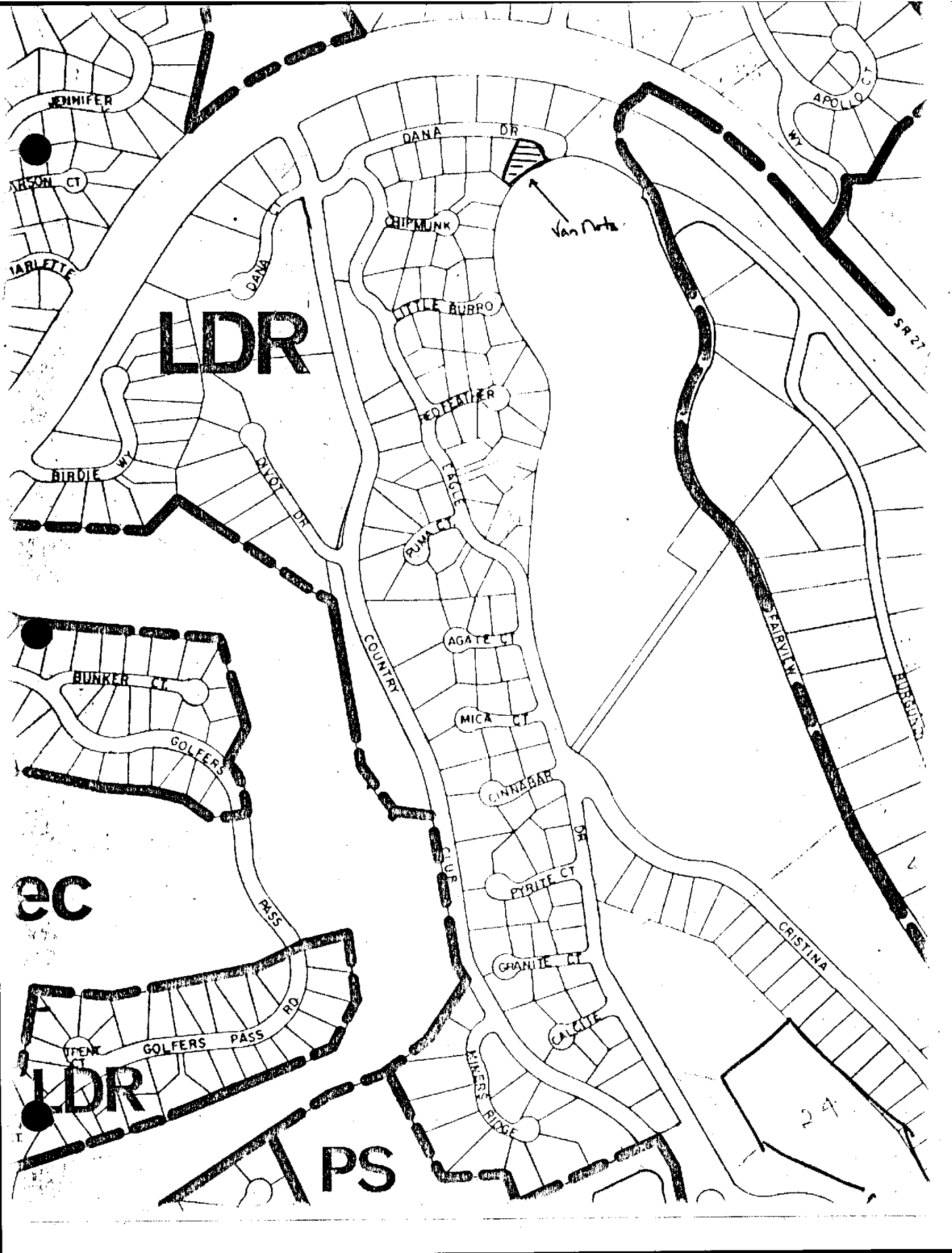
GOLFERS PASS RD

PS

CALCITE

MINERS RIDGE

24



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Agency Review
Variance to Grade in a Stream
Environment Zone
Sandy Haas
Placer County

Project Location and Description

The applicant is requesting a variance from Section 7.70 of the Grading Ordinance to grade in a Stream Environment Zone (SEZ) on Lot 92, Block 82, on Forest Lane off Old Country Road in Placer County (see attachment).

The lot has an intermittent stream flowing across it which parallels the Old Country Road. The proposed single family dwelling is to be situated on higher ground from the stream bed. The driveway and garage will be placed on the opposite side of the stream from the house and access will be provided by a bridge.

Analysis

TRPA staff members viewed the site on October 3, 1978 and found that the siting of the house was high enough above the stream bed to prevent any flooding problems. Also, bridging of the stream with a span bridge would not harm the Stream Environment Zone. However, staff did note that large pieces of lumber were lodged in the stream and were acting as a dam. Staff also noted that the two culverts which carry the stream from the property and under Forest Lane were half full of silt. There was also bank erosion near the culverts and above the dam.

Recommendation

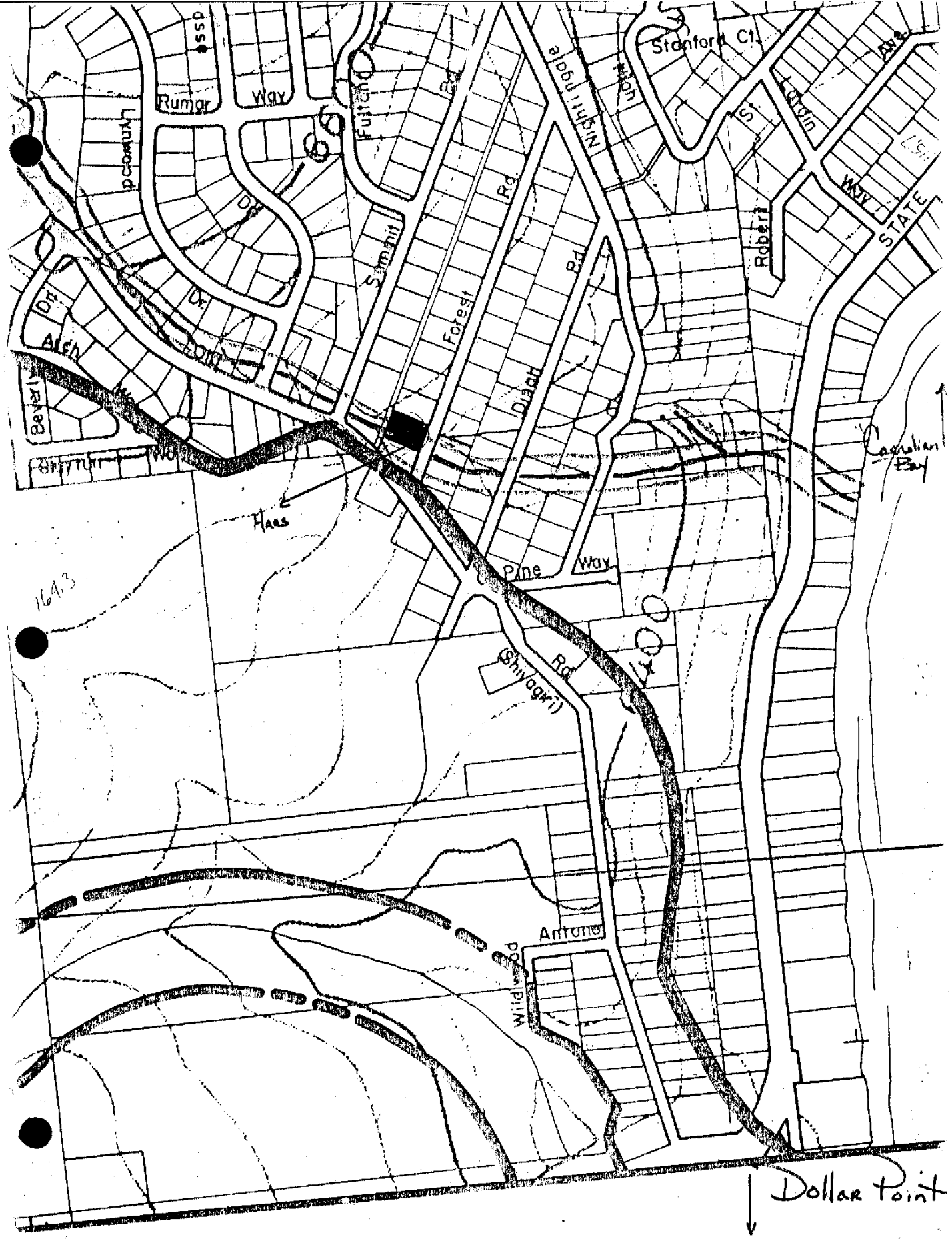
Staff recommends approval of this variance to grade in the Stream Environment Zone with the following conditions:

1. This approval will only become valid upon staff approval of the final site and foundation plan.
2. The timber acting as a dam in the stream is to be removed and the stream be allowed to flow in its natural bed.
3. The culverts carrying the stream under Forest Drive are to be cleaned out and maintained.

10/16/78

4. Erosion control be utilized during construction to prevent any runoff from entering the Stream Environment Zone.
5. Where the stream banks are eroding, they be stabilized with rock rip-rap.
6. Only that portion of the lot to be utilized for the foundation is to be graded and as much native vegetation as possible is to be preserved.

The applicant concurs with these conditions.



Rumgr Way

Futand

Forest Rd

Stanford Ct

STATE WAY

Samanit

Forest

Diach

Robert

Beverly

Haas

Pine Way

(Shyogri) Rd

Antone

Wildwood

Cassidian Bay

Dollar Point

1643

TAHOE REGIONAL PLANNING AGENCY
Staff Summary and Recommendations

Agency Review
Variance to Grade in a Stream Environment Zone
Tantara Company
Washoe County

Project Location and Description

The applicant is requesting a variance from Section 7.70 of the Grading Ordinance to grade in a Stream Environment Zone (SEZ) on lots 2, 3, and 4, Block E, on North Enterprise, in Incline Village (see attachment). A major stream flows across the back of these three lots.

These lots are in Incline Village Industrial Subdivision #2. At the present time the area is being utilized to store old cars, large construction equipment, and some building supplies. The area is entirely graded and compacted.

The stream is flowing in its natural bed with riparian vegetation established along both banks. However, the side of the stream embankment towards this property has been disturbed due to fill material being placed in some locations and the original stream banks have been damaged and lowered by what appears to be parking of large equipment and other general disturbance.

Analysis

The TRPA Development Review Committee viewed the site on October 10, 1978 with the applicant's engineer. The applicant was asked for and supplied a 100-year flood plain analysis which showed that the 100-year flood flow would exceed the elevation of the lower, disturbs embankment and flow across the property. While, in most cases, DRC members prefer that the 100-year flood flow be allowed to naturally flow through the SEZ area, these lots are no longer a natural SEZ area, since considerable grading and other disturbance has occurred in the past. In fact, allowing the flow to cross these lots would now create more of a water quality problem than containing the flow in the channel. Staff agrees with the applicant's request, that under the circumstance, the lower portion of the embankment be raised to contain the 100-year flood flow. Where some bank undercutting was taking place, the USFS hydrologist recommended that the boulders and debris in the channel be removed.

Recommendation

Staff recommends approval of this variance to grade in a Stream Environment Zone with the following conditions:

Staff Review and Approval

1. The stream channel is to be retained, no straightening is to take place, and the stream is to be cleaned of debris and boulders.
2. Where the embankment is to be raised, the slope is to be at a 2 to 1 angle (two horizontal to one verticle). In the locations where the bank needs stabilizing it is to be done with one foot diameter or larger rock up the embankment from the stream approximately three feet. Smaller rock (of approximately eight inches) is to be placed on the upper portion of the embankment.

3. All natural vegetation is to be maintained and protected.
4. No fill is to be placed beyond the rock embankments.

Applicant concurs with these conditions.