

**TRPA  
GOVERNING BOARD  
PACKETS**

**AUGUST  
1979**

**August 1979**  
TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

TRPA Office, 2155 South Avenue  
South Lake Tahoe, California

\*August 22, 1979 10:00 a.m.  
August 23, 1979 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 AGENCY REVIEW
  - A. Sea Cap Villas, Tentative Map for 9 Condominium Units, Washoe County
  - B. Mark Michelsen, Modification of Conditions of Approval for the Kingsbury Supermarket, Douglas County
  - C. LIEBERMAN (from C.C.)
- VI SPECIAL POLICY MATTER - August 22, 11:00 a.m.
  - Review of the Land Capability System
- VII GENERAL PLAN AMENDMENTS
  - A. Tahoe Keys Homeowners Association, Reclassification of the Land Capability Level from 1B to 7 for the Fd (Fill Land) Soil Type of Various Subdivisions in the Tahoe Keys Area, City of South Lake Tahoe
  - B. Panoramic Point, Reclassification of 20 Acres Located on the Northerly Side of State Route 27, Two Miles from Its Intersection With State Route 28, from General Forest to Rural Estates, Washoe County
- VIII PLANNING MATTERS
  - A. Discussion of Highway 50 Corridor Study
  - B. Discussion of Nonattainment Air Quality Planning
- IX AGENCY ADMINISTRATION
  - A. Public Hearing - August 22, 2:00 p.m., Emergency Resolution or Regular Resolution Amending the Agency's Rules and Regulations of Practice and Procedure Concerning Shorezone Review
  - B. Emergency Ordinances or Regular Ordinances Amending the Agency's Land Use and Subdivision Ordinances Concerning Project Review

\* There is a possibility that due to a lack of a quorum this meeting will be adjourned to a regular adjourned meeting on August 29, 1979 at 10:00 a.m. in the TRPA office. For further information, contact the TRPA office (916) 541-0246.

- C. Resolution Amending the Filing Fee Schedule
- D. Discussion of Advisory Planning Commission Functions and Consideration of General Plan Amendments
- E. Policy on Office Hours

## X REPORTS

- A. Appeals of Staff Decisions
  - 1. Ski Run Marina, Relocation of 70 Existing Buoys, City of South Lake Tahoe
  - 2. Donald P. Steinmeyer, Conditions of Approval, Washoe County
- B. Executive Session
- C. Advisory Planning Commission Attendance Record
- D. Field Enforcement Report
- E. Business Manager Report
- F. Executive Director Report
- G. Legal Counsel Report
- H. Governing Body Members
  - 1. Request by Board Member Tom Stewart to Call for a Congressional Hearing on Lake Tahoe
- I. Public Interest Comments

## XI ORDINANCES

- A. Second Reading of Ordinance Amending the Regional Plan to Reclassify One-Half Acre Owned by Rene Aro from Low Density Residential to Medium Density Residential, Douglas County
- B. Second Reading of Ordinance Amending the Regional Plan to Reclassify 76.87 Acres Known as Fallen Leaf Lodge from Low Density Residential and General Forest to Conservation Reserve, El Dorado County
- C. Second Reading of Ordinance Amending Section 9.23 of the Land Use Ordinance to Allow Grandfathered Coverages for Condominium Parcels Recorded After February 10, 1972
- D. First Reading of Indirect Source Review Ordinance
- E. First Reading of Ordinance Amending the Sign Ordinance to Permit Political Signs and to Establish Height Limitations

- XII RESOLUTIONS
- XIII PENDING MATTERS
- XIV CORRESPONDENCE

Letters of Commendation for Departing Staff Members

- XV OTHER BUSINESS
- XVI ADJOURNMENT

CONSENT CALENDAR  
August 22, 23, 1979

<u>Item</u>	<u>Recommendation</u>
<u>Public Works</u>	
Caltrans, Erosion Control Project in the Vicinity of D.L. Bliss State Park, El Dorado County	Support
Kingsbury General Improvement District, Water Tank Relocation, Douglas County	Approval
<u>Agency Review</u>	
Richard Lieberman, Administrative Permit for the Replacement of Nonconforming Land Coverage, Douglas County	Approval
Ferdie Sievers, Administrative Permit for the Replacement of Nonconforming Land Coverage, Douglas County	<del>Approval</del> <u>CONTINUED</u>

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Public Works  
California Department of Transportation  
Erosion Control Project in the  
Vicinity of D. L. Bliss State Park  
El Dorado County

Summary

The California Department of Transportation (Caltrans) proposes to stabilize eroding cut slopes along State Highway 89 in the vicinity of D. L. Biss State Park (Attachment 1). The project consists of the installation of approximately 400 feet of native rock retaining wall, installation of toe slope protection and revegetation of existing cut slopes. The project is located on both sides of State Highway 89 approximately one-half mile south of the entrance to D. L. Bliss State Park.

Background

In January, 1979, Caltrans submitted preliminary plans for slope stabilization and revegetation work to be performed along Highway 89 in the vicinity of the proposed project. During staff's review of the proposed improvements, questions were raised by the U.S. Forest Service regarding the effectiveness of the proposed slope stabilization treatment program. It was later learned that the project would take place on lands leased to the State of California by the U.S. Forest Service. The project was subsequently revised to incorporate the recommendations of the Forest Service and other concerned agencies. The project as revised conforms to the recommendations of the Agency's Handbook of Best Management Practices and will benefit water quality through reducing the runoff potential from the existing cut slopes.

Recommendation

Agency staff recommends support of the subject project.

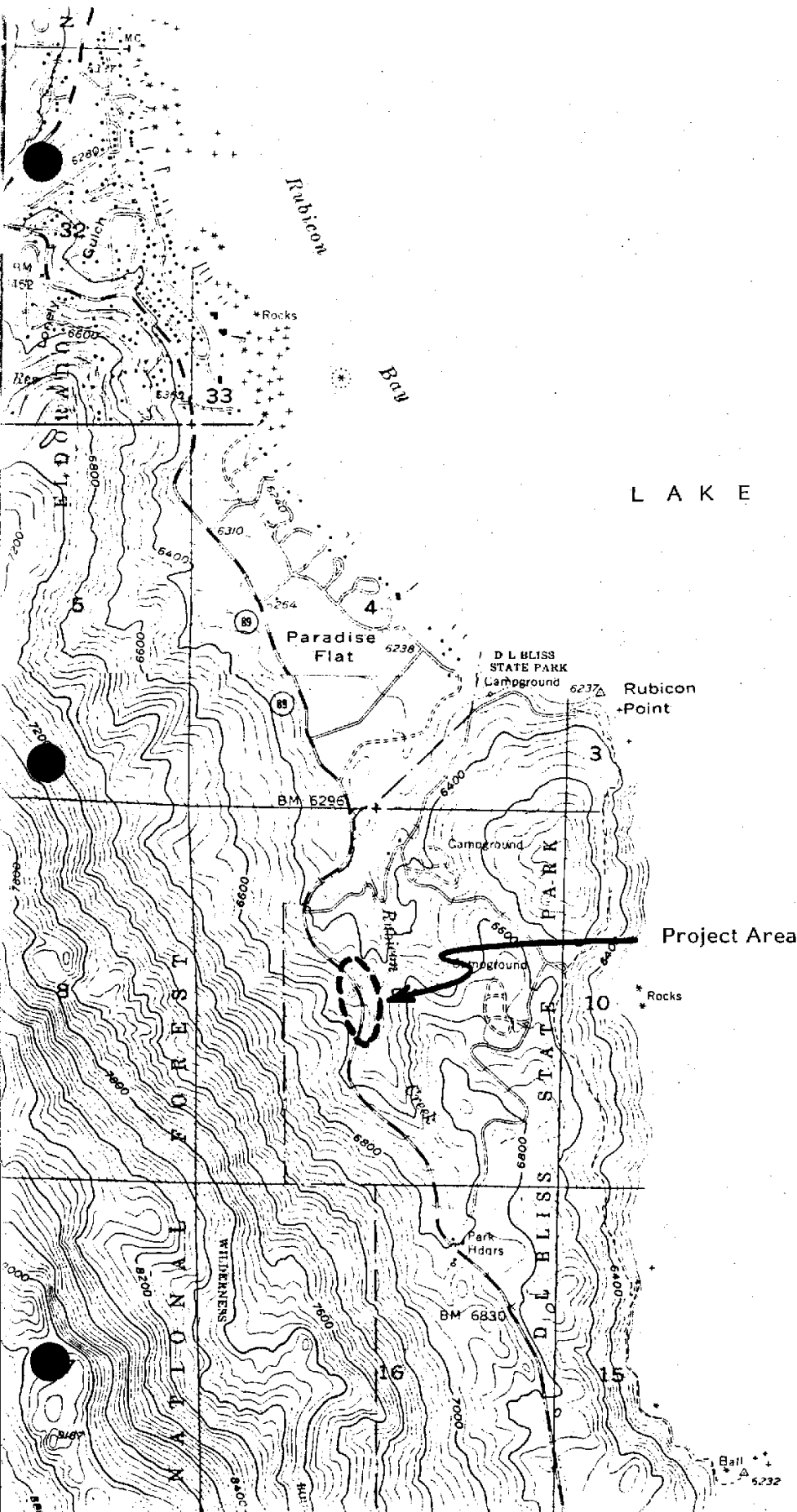
Advisory Planning Commission Action

On August 8, 1979, the APC voted unanimously to support the project.

8/1/79

PUBLIC WORKS  
CALTRANS

Erosion Control Project  
El Dorado County



L A K E T A H O E

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Public Works  
Kingsbury General Improvement District  
Replacement of Water Storage Tank  
Douglas County

Agency Action Required By September 30, 1979

Summary

The Kingsbury General Improvement District proposes to replace an 80,000 gallon redwood storage tank with a 216,000 gallon welded steel storage tank. The project site is located on the west side of the intersection of Andria Drive and Bradbury Way adjacent to the Douglas County Park in the Upper Kingsbury area (Attachment 1). The project is proposed in order to provide adequate water storage to meet the requirements of the Safe Drinking Water Act and to provide for increased fire protection. HEIGHT: 30' X 30' DIAMETER

Land Use

The site is classified General Forest by the Agency. Water storage tanks are a permitted use under the existing land use classification.

Land Capability

The soils on the site are classified as CaE and Ev by the Agency, both allowing only 1% land coverage under the land capability system. The upper portion of the site adjacent to Andria Drive is an area of Cagwin soils characterized as less than 5% slopes according to the applicant's information report and may be more appropriately classified as CaD, land capability level 4, which would permit up to 20% land coverage under the land capability system (Attachment 2). The proposed water storage tank would be installed in this portion of the site; the balance of the site which is characterized by extremely lush vegetation and high groundwater would not be disturbed.

The entire parcel is located within a stream environment zone as defined by the Agency's stream environment zone maps. A site inspection, however, verified that the upper portion of the site, where construction activity would take place, is outside of the stream environment zone as suggested in the applicant's information report.

The proposed construction will result in approximately 1,700 square feet of impervious surface coverage. The applicable coverage limitation for the site is 2,800 square feet under the "grandfathered" provisions established in Section 9.24 of the Land Use Ordinance.

Because the construction site is located immediately adjacent to a stream environment zone and the soils have a relatively high infiltration capacity, infiltration of runoff from the site should be included as part of the project design.

Grading and Vegetation Protection

The proposed project will involve the installation of a 32 foot diameter water storage tank immediately adjacent to the existing redwood tank. Upon completion, the redwood tank would be removed from the site. Approximately four aspen trees which provide a buffer along Andria Drive would be removed and replaced with trees of a smaller size. The balance of the site would be revegetated with grasses.

Installation of the storage tank would require only minimal grading. The applicant indicates that a man-made ditch would have to be relocated on the property to allow for the installation of the water storage tank and proper roadside drainage.

Kingsbury GID  
Water Storage Tank Replacement  
page two

Local Approvals

The project has been approved by Douglas County and the Kingsbury Fire Protection District.

Off-Site Impacts

The applicant's information report does not provide information regarding the effect of the project on the service area other than with regard to increased fire protection. The information report also does not contain information regarding any impacts on water rights maintained by the District or the source of water provided to the storage tank.

Advisory Planning Commission Action

On August 8, 1979, the APC voted unanimously to approve the project.

Recommendation

Agency staff recommends approval of the proposed storage tank subject to the following conditions:

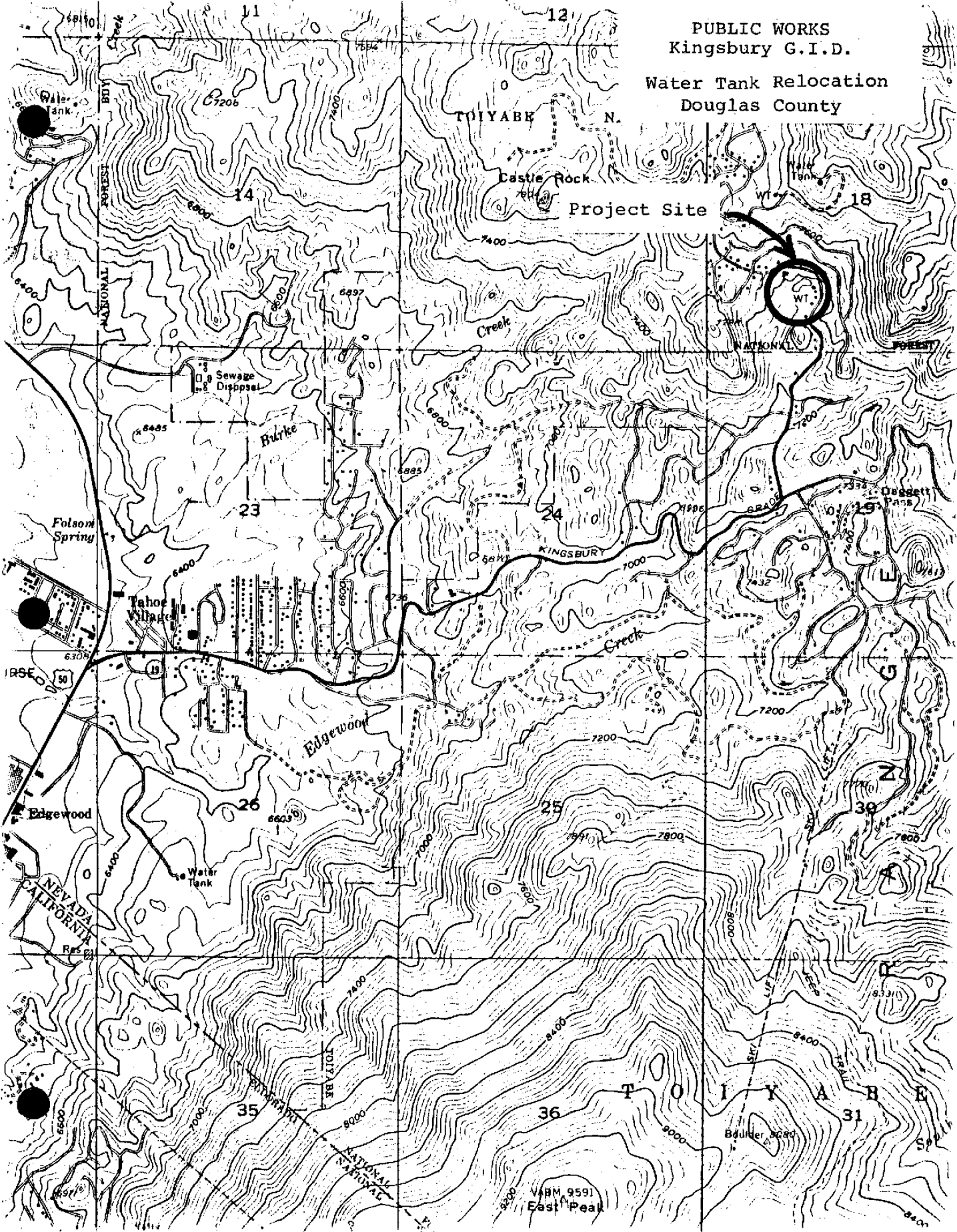
1. A revised revegetation plan shall be submitted for approval by Agency staff which provides for adequate screening of the proposed storage tank along Andria Drive.
2. Dripline infiltration trenches or other means to infiltrate runoff from the site shall be installed in order to provide for detention of a 2 year-6 hour storm from impervious surfaces on the site.

8/14/79



PUBLIC WORKS  
Kingsbury G.I.D.

Water Tank Relocation  
Douglas County



# PLOT PLAN

## WATER TANK RELOCATION - KGID

JONES & TURNER  
ENGINEERING / SURVEYING  
P.O. BOX 1047 JENSEN BEACH, FL 33456

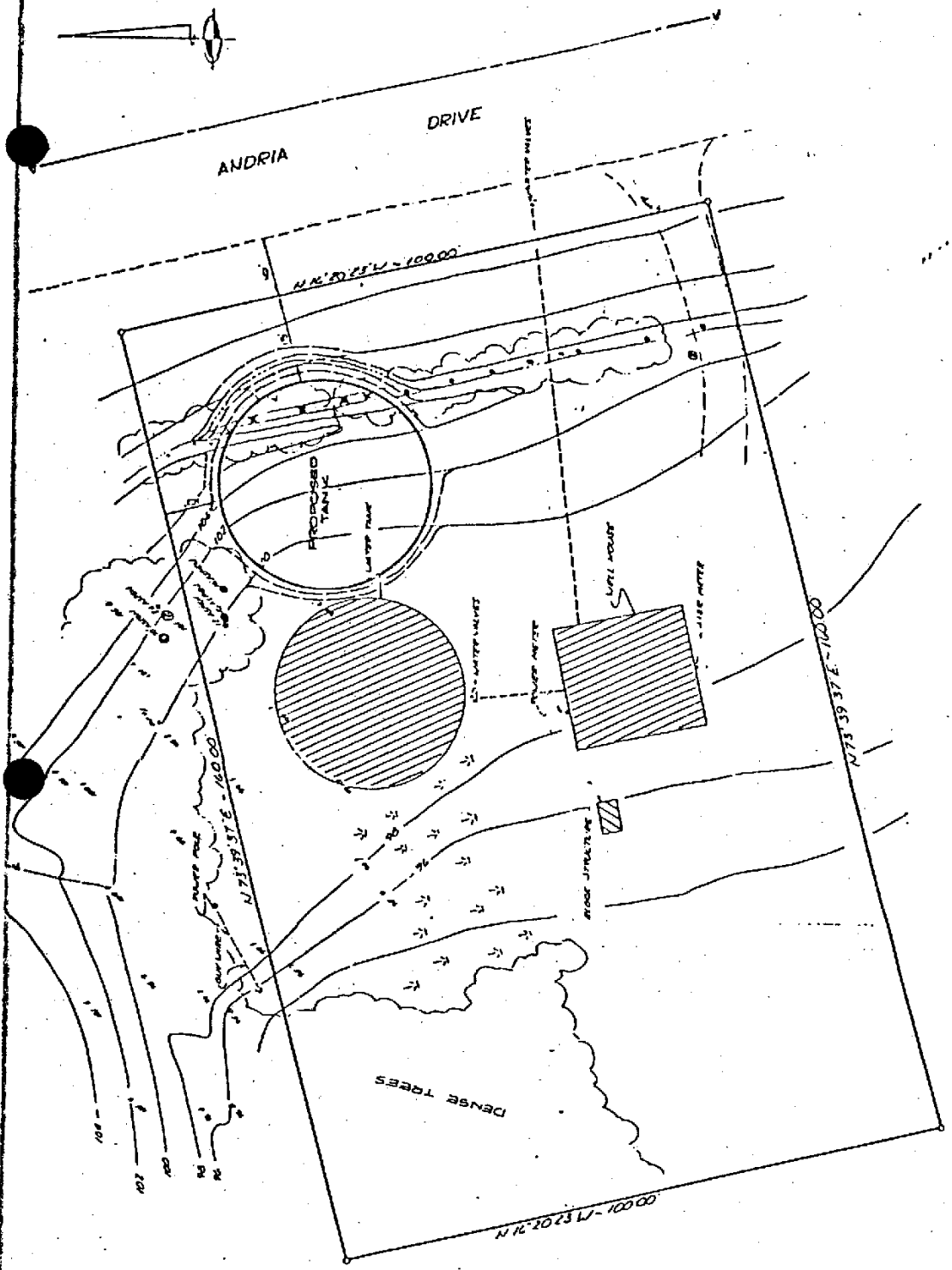


DATE	NOISE	SCALE	PROJECT
		1" = 100'	

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DATE	NOISE	SCALE	PROJECT

BY	APP'D.





TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Richard Lieberman  
Administrative Permit for the  
Replacement of Nonconforming Land Coverage,  
Douglas County

Agency Action Required By September 29, 1979

Summary

The applicant, Richard Lieberman, represented by Dick Whitney of Martin Engineering, is requesting approval of a replacement of nonconforming land coverage under Section 9.21(3) of the Land Use Ordinance. The subject property (Assessor's Parcel No. 03-070-01) is located 1/4 mile north of Cave Rock in Douglas County. The 4 acre parcel is located within the shorezone of Lake Tahoe. The purpose of this application is to establish the total amount of allowable land coverage based upon the development and revegetation plans of the applicant.

Land Use and Land Capability

The subject 4 acre parcel is classified as Rural Estates (RE) and is allowed 1 unit per acre. The soils on the property are identified as RtG, rock outcrop-Toem Complex, 50-70% slopes, land capability district 1A, allowable land coverage 1%. Under Section 9.24 of the Land Use Ordinance, the property is allowed 7,400 square feet of impervious coverage. The property is located in Shorezone Tolerance District 5.

Applicable Ordinance Section

Land coverage legally existing prior to the effective date of the Land Use Ordinance that does not conform to the regulations established in the ordinance is nonconforming land coverage and may be replaced in total. Nonconforming land coverage other than a building may be replaced by a building if existing land coverage equal to the square footage of the new building is removed. When the applicant proposes to place new coverage over existing open space a 9% reduction in overall existing nonconforming coverage must also be made.

Proposed Project

The applicant proposes to remove two existing deteriorating cabins and replace them with three new dwellings. These dwellings will be for the children of Mr. Lieberman and their families. The new dwellings will be 3 stories in height. The bottom floor will be an entry way with a staircase leading to the upper floors. The units are proposed to be constructed on pilings to take advantage of the Agency's height land coverage credit. The credit applies in this manner: for each 3 vertical feet finished floor elevation above grade, 1 foot times the linear length of any appropriate building side may be discounted from land coverage calculations. The placement of dwellings on pilings where the unit is elevated above natural grade can result in substantial coverage discounts. These units would be fully counted at 1,027 square feet each but due to being elevated above grade each unit is calculated for land coverage purposes at approximately 750 square feet.

8/14/79

### Nonconforming Land Coverage Replacement Analysis

In order to proceed with the project, the applicant proposes to remove existing impervious coverage in an amount equal to the new construction plus 9%. The proposed reduction consists of removal of a combination of existing buildings and asphalt as well as revegetating existing disturbed areas. Removal of two existing deteriorating buildings is proposed. Areas adjacent to and including excess paving will be revegetated and stabilized in accordance with the required revegetation plan. In total, the applicant proposes to revegetate approximately 5,000 square feet of existing impervious surface. The total amount of allowable land coverage after replacement is 19,056 square feet. The project will result in better environmental protection by the placement of devices to infiltrate runoff from paved parking areas and buildings. This is particularly important since the project site is adjacent to Lake Tahoe. The project will also restabilize existing cut slopes thereby reducing erosion problems.

### Slope Stabilization and Drainage

The applicant has submitted conceptual drainage facilities to control stormwater runoff on the site. The proposed buildings will have infiltration trenches constructed under the eaves. Stormwater flows emanating from the paved driveway and parking areas will also be collected in infiltration trenches. The project has only minimal existing exposed cut slopes. Some natural revegetation has already occurred. This will be augmented by the developer. The proposed project will result in new areas of disturbance primarily around the building envelopes. These areas are identified for revegetation.

### Revegetation

A conceptual revegetation plan has been submitted. This plan identifies areas to be revegetated both to satisfy the land coverage removal requirements and to restabilize areas disturbed by the proposed construction activity. Final plans including details on plant specifications will be approved by staff prior to the issuance of building or grading permits by the County.

### Local Agency Action

The Douglas County Building Department approved the proposed land coverage replacement on May 23, 1979.

### Recommendation

The project as proposed will result in substantial drainage and erosion control improvements over the existing site conditions. Agency staff recommends that the Governing Board conditionally approve the administrative permit for replacement of nonconforming land coverage and establish the amount of allowable land coverage at 19,056 square feet. The recommended conditions of approval are:

1. The approval will not become effective and the project may not commence unless and until the applicant acknowledges and accepts the following conditions by placing his signature on a form which is furnished by the Agency after approval is granted, in accordance with backshore construction requirements.

2. All construction shall be accomplished as per the approved plans.
3. There shall be no disturbance to the land located lakeward of the highwater line without approval by TRPA.
4. All material obtained from any excavation work that is not contained within foundations, retaining walls, or by other approved methods shall be removed from the subject parcel.
5. Each of the following conditions shall be completely performed prior to the issuance of the approval letter for this administrative permit:
  - a. The final construction drawings for all site improvements shall be submitted to and approved by Agency staff. The final construction drawing shall clearly depict: 1) slope stabilization methods to be performed to stabilize all cut and fill slopes and areas denuded of vegetation; 2) areas to be revegetated, including complete specifications for such revegetation; 3) fencing for vegetation protection; 4) temporary and permanent erosion control devices; 5) measures to be taken for dust control; and 6) all drainage facilities.
  - b. An undertaking by corporate surety or other similar and appropriate document guaranteeing the performance of landscaping, revegetation, and proper installation of slope stabilization and drainage facilities shall be posted with the permit-issuing authority as provided in Section 7.140 of the Grading Ordinance. The undertaking or other document shall provide that the Agency may enforce the same and use the funds provided therein to assure compliance with the landscaping, revegetation and slope stabilization and drainage plans.
  - c. Calculations showing the adequacy of the infiltration trench design prepared by a qualified civil engineer shall be submitted to the Agency.
  - d. The final construction drawings for all site improvements shall be found by Agency staff to be in substantial conformance with the plans and information submitted as part of this application and this finding so indicated in writing to the permit-issuing authority.
6. Upon the issuance of building and grading permits, construction shall proceed in the following sequence:
  - a. Such trees as TRPA has authorized shall be removed and the initial phase of the vegetation preservation and protection plan shall be completed.
  - b. Installation of fencing for vegetation protection.
  - c. Installation of temporary erosion protection devices.