

**TRPA
GOVERNING BOARD
PACKETS**

**JUNE
1979**

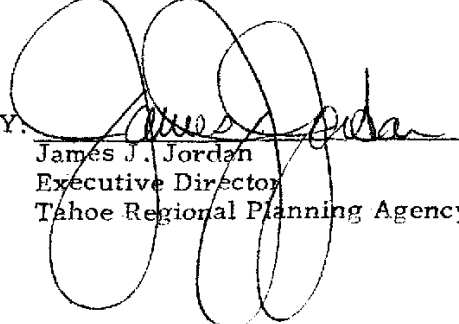
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June 1979

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

NOTICE IS HEREBY GIVEN that on June 27, 1979 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: June 15, 1979

BY. 
James J. Jordan
Executive Director
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

ACTION SHEET
REGULAR MEETING JUNE 27, 28, 1979

Agenda Item

Action Taken

Consent Calendar

Approved subject to staff recommended conditions.

Glenbrook Unit 3, Tentative Map for 77 Lots, Douglas County

Approved subject to staff recommended conditions.

Tahoe Village Unit No. 2, Fourth Amended Final Map, Douglas County

Approval of 138 condominium units subject to staff recommended conditions including a finding recognizing that lodge sites 2 (18 units), 4 (24 units), and 23 (18 units) were to be developed as condominiums.

Hansen Hilltop Estates, Tentative Map for 8 Lots and Determination of Regional Public Facility, Douglas County

Continued at applicant's request to the July, 1979 agenda

Incline Village GID, Shop and Maintenance Building Washoe County

Approved subject to staff recommended conditions.

Sahara Tahoe, Administrative Permit for a Parking Structure, Douglas County

The Board by a unanimous vote denied the request for reconsideration and affirmed that its December 20, 1978 action on the application was the final action.

Southwood Glen, Tentative Map for 14 Condominium Units, Washoe County

Approved with the applicant to bring the land coverage into conformance with the Land Use Ordinance.

Third Creek Inn and Condominiums, Tentative Map for 190 Units and Administrative Permit for a 60 Unit Hotel, Washoe County

Continued with the concurrence of the applicant to the July, 1979 agenda in order to address concerns regarding traffic impacts, disposal of sewage effluent, and other matters.

Homewood Hi and Dry Marina, Tentative Map to Convert 164 Boat Storage Units to Individual Ownership, Placer County

Approved subject to staff recommended conditions.

Tahoe Keys Homeowners Association, Reclassification of the Land Capability Level from 1B to 7 for the Fd Soil Type of Various Subdivisions in the Tahoe Keys Area, City of South Lake Tahoe

The Board recognized the need to reevaluate the capability system in areas where human modification has occurred and to establish a process for determining the appropriate land capability level. Experts are to bring specific information concerning the Tahoe Keys land capability to the Governing Board in 60 days.

<u>Agenda Item</u>	<u>Action Taken</u>
Fallen Leaf Lodge, Reclassification from Low Density Residential and General Forest to Conservation Reserve, El Dorado County	Approved
Bert A. Jakobson, Reclassification of 1/3 Acre in Washoe County from High Density Residential to Tourist Commercial	Denied
Marcus Rizzardini, Reclassification of 1/3 Acre in Washoe County from High Density Residential to Tourist Commercial	Withdrawn by the applicant
Rene Aro, Reclassification of 1/2 Acre in Douglas County from Low Density Residential to Medium Density Residential	Approved
Summit Village, Douglas County	Determination made that the map recorded in 1968 and amended in 1969 intended to allow the development of the units as condominiums.
Ordinance Amendments -	
Sign Ordinance	Staff is to draft up amendments to the Sign Ordinance referencing political signs and addressing attachment of signs to trees.
To Allow Grandfathered Coverages on Parcels Recorded After 2/10/72	Staff directed to draft an ordinance for first reading in July to allow grandfathered coverages to extend to condominium units.
APC Referral Asking the Board to Recommend that Washoe County Adopt TRPA's Zoning for the Washoe County Portion of the Tahoe Basin	Board Member Jean Stoess will take the request back to the Washoe County Board of Commissioners
Bicycle Trails Report	Continued to the July meeting
Highway 50 Corridor Study JHK and Associates	Presentation given on June 27 at 7:30 p.m.
Agency Administration	The Board adopted a FY 78-79 budget calling for \$150,000 from the Counties, \$75,000 from California, \$50,000 from Nevada, and \$116,346 from other sources.

<u>Agenda Item</u>	<u>Action Taken</u>
Appeal of Staff Decision - Carpenters Union, Stillwater Cove Project, Washoe County	The decision made by the staff to allow an alternate access road to the project site is the final action of the Agency.
Request by Marjorie Springmeyer for Reconsideration of the El Dorado County Superior Court Facility	Denied on the basis that the County has a vested interest in acting on reliance of TRPA's previous approval.
Ordinances -	
Second Reading of Ordinance Reclassifying Haynes Property in Washoe County to Low Density Residential	Approved
Second Reading of Ordinance Reclassifying Casentini Property in Douglas County to Medium Density Residential	Continued for one month
Second Reading of Ordinance Implementing the Lake Tahoe Basin Water Quality Management Plan	Approved
First Reading of Ordinance Reclassifying Edgeking Venture Property to Conservation Reserve, Douglas County	Approved
First Reading of Ordinance Reclassifying the Douglas County Sewer Improvement District Property to Public Service	Approved

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

June 27, 1979 10:00 a.m.
June 28, 1979 9:00 a.m.
June 29, 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. Glenbrook Unit 3, Tentative Map for 77 Lots, Douglas County
- B. Tahoe Village Unit No. 2, Fourth Amended Final Map, Douglas County
- C. Hansen Hilltop Estates, Tentative Map for 8 Lots and Determination of Regional Public Facility, Douglas County *CONTINUED*
- D. Sahara Tahoe, Administrative Permit for a Parking Structure, Douglas County
- E. Southwood Glen, Tentative Map for 14 Condominium Units, Washoe County *APP # 3370*
- F. Third Creek Inn and Condominiums, Tentative Map for 190 Units and Administrative Permit for a 60 Unit Hotel, Washoe County *COVER. W/ SUBDIV CONDITIONS*
- G. Homewood Hi and Dry Marina, Tentative Map to Convert 164 Boat Storage Units to Individual Ownerships and Variance on Land Coverage, Placer County *Δ*

VI GENERAL PLAN AMENDMENTS

- A. 9:00 a.m. Thursday, June 28 - ^{3:00 p.m.} 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. Fallen Leaf Lodge, Reclassification of 76.87 Acres from Low Density Residential and General Forest to Conservation Reserve, El Dorado County
- C. Bert A. Jakobson, One-Third Acre Located East of the Intersection of Country Club Drive and Tahoe Boulevard, Washoe County, from High Density Residential to Tourist Commercial

* Because of the uncertainties surrounding TRPA's future, it may be necessary to reorder the meeting agenda to discuss Agency Administration (Item VIII) as the first item of business on June 27. Due to the length of the agenda as presented, it may be necessary to extend the meeting to a third day, June 29, to complete all agenda items.

D. Marcus and Ila Rizzardini, One-Third Acre Located East of the Intersection of Country Club Drive and Tahoe Boulevard, Washoe County, from High Density Residential to Tourist Commercial

To item
A
E. Rene Aro, One-Half Acre Located North of and Adjacent to Palasade Road, Douglas County, from Low Density Residential to Medium Density Residential

VII PLANNING MATTERS

A. Summit Village, Douglas County - Determination on Processing Tentative Maps on Nonconforming Properties

B. Ordinance Amendments and Interpretations

1. To Incorporate Political Signs and to Reference the Height Limit in the Sign Ordinance

2. To Allow Grandfathered Coverages on Parcels Recorded After February 10, 1972 in the Land Use Ordinance

C. APC Referral, Recommendation to Washoe County Commissioners to Explore the Feasibility of Adopting TRPA Land Use Designations as the Only Zoning in the Washoe County Portion of the Tahoe Basin

D. Bicycle Trails

E. Highway 50 Corridor Study - Presentation by JHK and Associates at a joint meeting of the TRPA Governing Body, the City Council of the City of South Lake Tahoe, El Dorado County Board of Supervisors, the Douglas County Board of Commissioners and interested public to be held at 7:30 p.m. June 27, 1979 in the TRPA Office

VIII AGENCY ADMINISTRATION

A. Status Report on Compact Amendments

B. Fiscal Year 1979-80 Work Program and Budget

C. Agency Legal Counsel

IX REPORTS

A. Appeals of Staff Decisions

1. Carpenters Union, Stillwater Cove Project, Washoe County

B. Executive Session

C. Business Manager Report

D. Executive Director Report

E. Legal Counsel Report

F. Governing Body Members

G. Public Interest Comments

1. Request by Marjorie Springmeyer for Reconsideration of the El Dorado County Superior Court Facility

X ORDINANCES

- A. Second Reading of Ordinance Amending the Regional Plan Reclassifying Property Owned by Chuck Haynes in Washoe County from General Commercial to Low Density Residential
- B. Second Reading of Ordinance Amending the Regional Plan Reclassifying Property Owned by Ancel Casentini in Douglas County from General Commercial to Medium Density Residential
- C. Second Reading of Ordinance Implementing the Lake Tahoe Basin Water Quality Management Plan
- D. First Reading of Ordinance Amending the Regional Plan Reclassifying the Edgeking Venture Property in Douglas County from General Forest to Conservation Reserve
- E. First Reading of Ordinance Amending the Regional Plan Reclassifying 40 Acres Owned by the Douglas County Sewer Improvement District No. 1 from Conservation Reserve to Public Service

XI RESOLUTIONS

XII PENDING MATTERS

XIII OTHER BUSINESS

XIV ADJOURNMENT

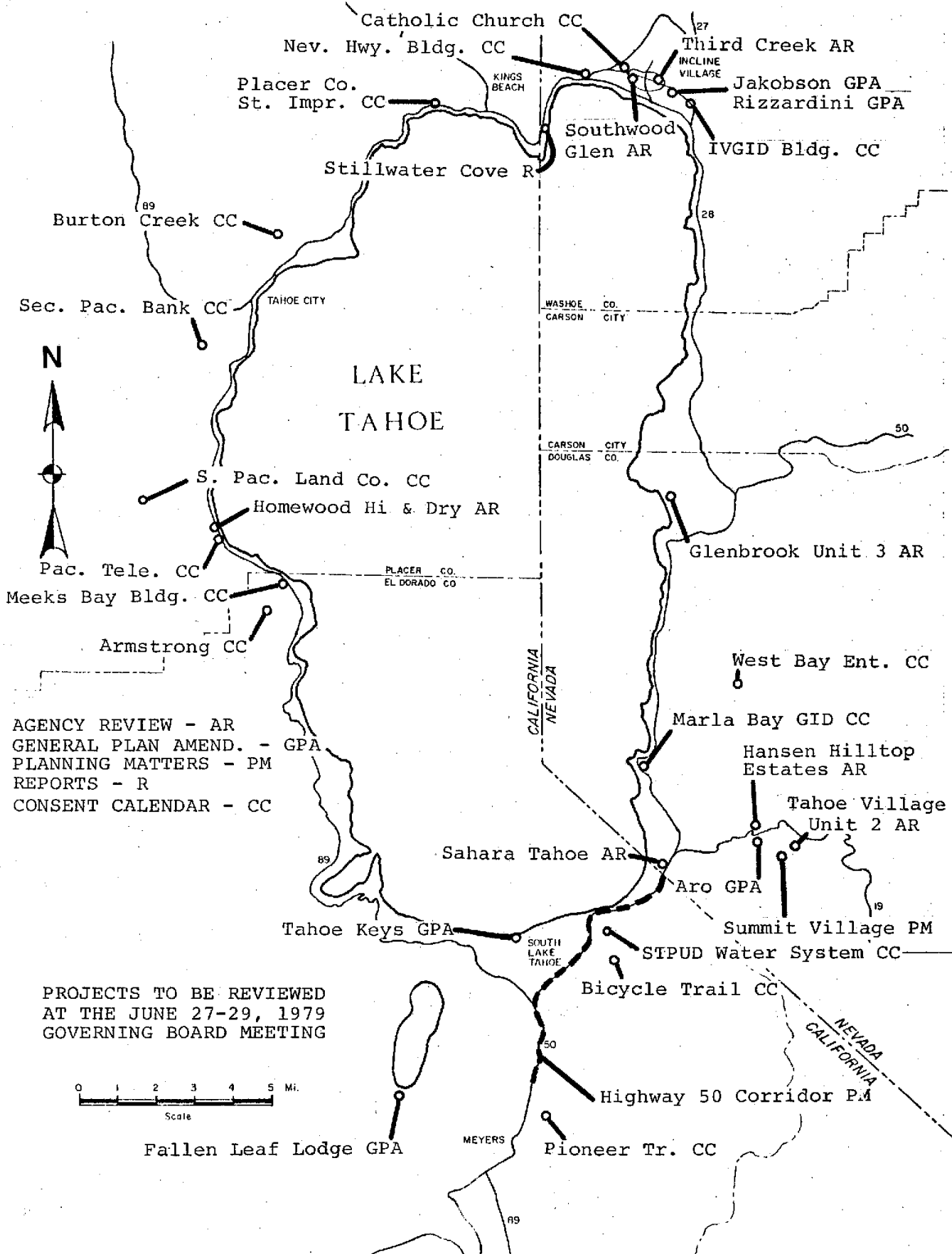
CONSENT CALENDAR
TRPA Governing Body Meeting
June 27, 28, and 29, 1979

<u>Item</u>	<u>Recommendation</u>
Agency Review	
Pacific Telephone and Telegraph Company, Undergrounding Projects in Homewood, Placer County	Approval
Roman Catholic Bishop of Reno, Administrative Permit for St. Francis of Assisi Church Modifications, Washoe County	Approval

(Consent Calendar - continued)

<u>Item</u>	<u>Recommendation</u>
Public Works	
Nevada Highway Department, Sand Storage Building at Incline, Washoe County	Support
South Tahoe PUD, Water Distribution System Improvements, El Dorado County	Approval
California Department of Parks and Recreation, Road Maintenance, Burton Creek Area, Placer County	Support
Incline Village GID, Shop and Maintenance Building, Washoe County	Approval
Marla Bay GID, Entry Road Improvements, Douglas County	Approval
Meeks Bay Fire Protection District, Fire Truck Garage, El Dorado County	Approval
Placer County Assessment District 84, Street Improvements	Approval
El Dorado County Public Works Department, Pioneer Trail Realignment	Approval
City of South Lake Tahoe Public Works Department, Al Tahoe Bicycle Trails Phase II	Approval
Clearinghouse, U.S. Forest Service Acquisitions	
12.9 Acres, 2 Miles Southwest of Tahoe City, Placer County	Support
319.3 Acres, 6 Miles Northeast of Stateline, Douglas County	Support
80.24 Acres, 1/2 Mile West of Tahoma, Placer County	Support
2,442.18 Acres, Westshore Area, Placer County	Support

TAHOE REGIONAL PLANNING AGENCY



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Pacific Telephone and
Telegraph Company
Underground Cables
Homewood, Placer County

Summary

The Pacific Telephone and Telegraph Company is proposing two underground projects within the Homewood area of Placer County. The first proposes the placement of two 4" conduits in 210 feet of trench. The trenching will occur at the intersection of McKinney Road and Highway 89. Two-hundred feet of trenching will be under existing pavement while 10 feet will be under disturbed earth. The project is proposed to supplement existing overhead facilities which are at capacity. The company has firm orders for service which cannot be provided utilizing existing facilities.

The second project proposes the placement of 12 4" conduits in 180 feet of trench. The project is located in front of the Pacific Telephone central office in Homewood. One-hundred fifty feet of the trenching will be under disturbed earth, while 30 feet will be under existing pavement. The current facilities in the central office are at capacity and the project is proposed to splice into existing vacant conduits located across Highway 89 from the central office.

Other Agency Actions

Caltrans, Lahontan, and the CTRPA have all approved the projects.

TRPA Plans and Ordinances

Placing utilities underground is required for new projects in the Basin, and the Agency has traditionally encouraged and supported all efforts to accomplish this objective.

Recommendation

Staff recommends approval of the subject projects conditioned upon compliance with the TRPA Grading Ordinance.

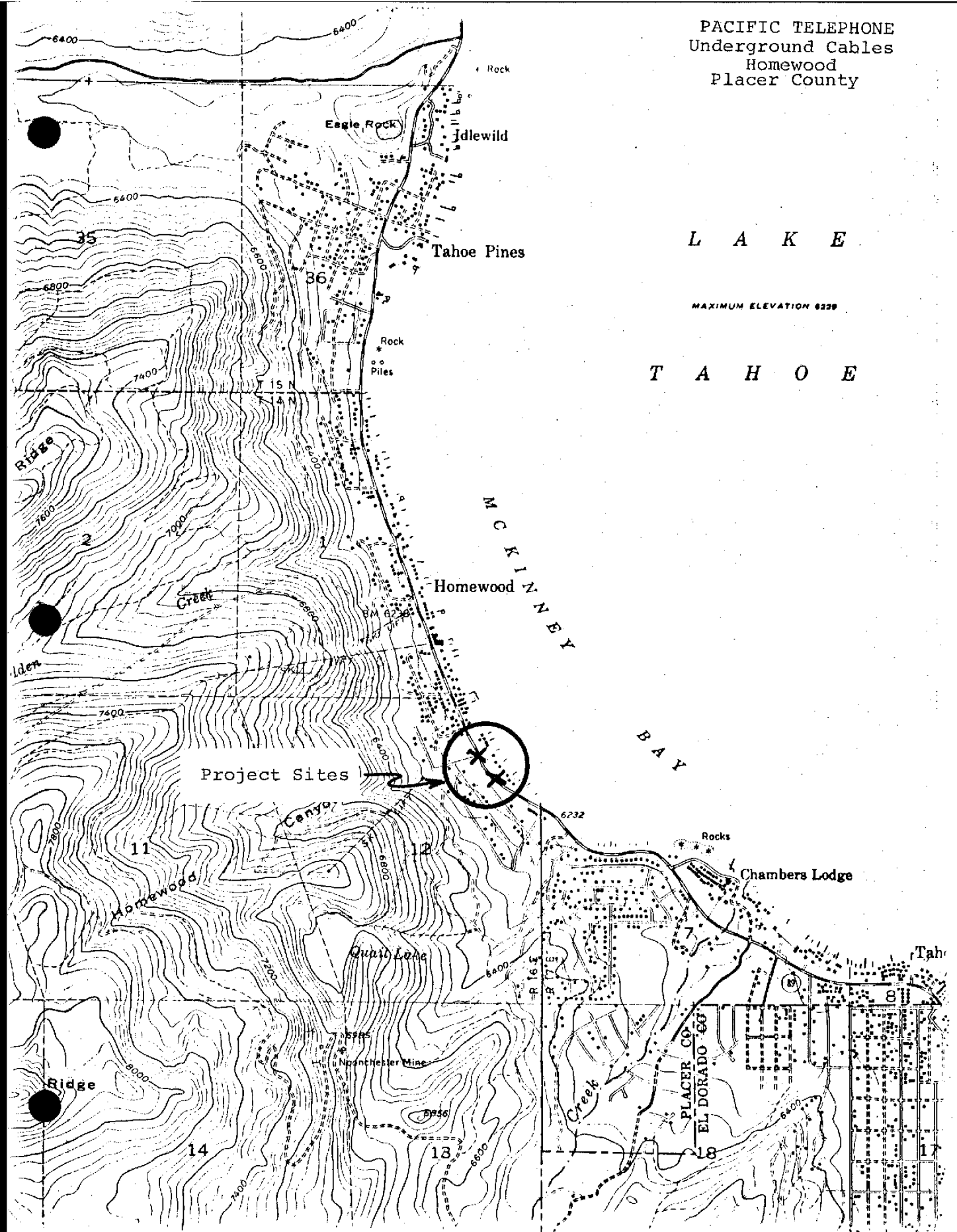
6/19/79

PACIFIC TELEPHONE
Underground Cables
Homewood
Placer County

L A K E

MAXIMUM ELEVATION 8239

T A H O E



TAHOE REGIONAL PLANNING COMMISSION
STAFF SUMMARY AND RECOMMENDATION

Roman Catholic Church
St. Francis of Assisi Church Modifications
Washoe County

Summary

The St. Francis of Assisi Roman Catholic Church in Incline Village is requesting TRPA approval of certain modifications to the existing church building and parking facilities. The subject 13.08 acre site (Assessor's Parcel No. 124-031-57) is located approximately one-half mile up the Mount Rose Highway. Kelly Drive which runs south and east from Mount Rose Highway bisects the subject property. The church is located east of the intersection of Mt. Rose Highway and Kelly Drive.

Existing Development

The existing church facilities consist of a 2-story building containing a sanctuary, multi-use room, and church offices. The existing parking lot provides parking for approximately 40 cars. The number of parishioners has increased as the permanent population of the Incline area has increased. The current worship facilities, parking and multi-use room are under-capacity for existing usage. The applicant also anticipates that the current growth may soon establish the need for a full-time priest. The proposed project includes living facilities for a priest.

Proposed Facilities

The development plans proposed consist of two additions to the existing building. The additions will be on either side of the south side of the building. The west side addition will be 2-stories high. The lower floor will contain a kitchen, bedroom and office. The upper floor will be the west transept of the church. The west side addition is 3 stories in height. The lowest story will be a 2-car garage. The middle story will be quarters for a resident priest. The upper story will be the east transept of the church.

A new parking lot east of the church is proposed. The entrance to the parking is off of Kelly Drive. The lot will have 48 designated spaces. This will raise the total number of designated parking spaces to 89.

Land Use

The subject property is classified as Low Density Residential by the Agency. Religious facilities are allowed in the use district.

Land Capability/Land Coverage

The soils on the project site are IsE, Inville stony, coarse, sandy loam, 15 to 30% slopes, land capability level 4, allowable land coverage 20%. The 13.08 acre site is allowed 114,000 square feet of land coverage. There is approximately 53,052 square feet of existing coverage. The building addition and parking area will add approximately 17,000 square feet to the existing coverage for a total on the site of 70,550 square feet, or 12.4%.

Building Height

The maximum allowable height in Low Density Residential is 35 feet. The church with the additions will have an average height of 33 feet above grade.

Slope Stabilization

The applicant has proposed to retain existing and proposed cuts and fills by a combination of retaining walls and revegetation. Fill slopes created by placement of the rear parking area will be stabilized behind "hold-a-hill" blocks. The blocks contain openings to be filled with soil and planted with groundcover. The blocks will provide a pleasant architectural appearance as well as decreasing runoff velocities.

The property as originally developed did not consider or utilize methods to stabilize slopes, adequately handle drainage, or revegetate disturbed areas. This has resulted in accelerated erosion on portions of the property. Concurrent with the construction, numerous site stabilization improvements are proposed.

The construction of Kelly Drive resulted in a 6 to 10 foot high cut bank on the north side of the road. This cut bank will be shaped to a 2:1 slope and revegetated. The cut slope faces south and has good exposure to encourage vegetative growth. The applicant has submitted preliminary plans for the continued maintenance and irrigation of the revegetation. Other areas disturbed by construction will be revegetated in accordance with a revegetation plan submitted to the Agency.

Storm Drainage

Drainage facilities have been conceptually designed to handle drainage flows from the new construction and to rectify the existing problems. Drainage from the south side building eaves will be directed to infiltration trenches located under the building driplines. Drainage from the rest of the building will sheet flow across the paved parking areas into infiltration trenches located on the low side of each parking area. The trenches will be designed to adequately percolate the flows emanating from the building driplines and parking areas during a 2 year, 6 hour storm. Overflow facilities have been designed to carry excess drainage to stable drainage channels on the property.

Traffic

The project is proposed to reduce the overcrowding in the church and in the parking area. Recent attendance levels have exceeded the capacity of the church facilities. Overflow parking has occurred both on Mount Rose Highway and Kelly Drive. The new parking area will provide sufficient capacity to allow off-street parking equal to the capacity of the new facilities.

Most traffic generated by the church occurs on Friday nights and Sundays. The applicant does not expect to use the facilities to capacity on Friday nights and would not expect the proposed modifications to significantly increase attendance on Fridays. The major traffic impact will be on Sunday mornings. Access to the church is from either Mount Rose Highway or Kelly Drive. Agency staff concurs that the total amount of additional traffic to be generated by the project to be insignificant and that the impact upon the local street system to be negligible.

Local Agency Action

Washoe County has been in the process of revising the requirements on which projects must receive major project review. This item will be the subject of discussion by the Washoe County Commissioners in late June. Under the proposed revisions, a project of the scale of this one would not be subject to the major project review process. Due to these circumstances, Washoe County has issued an administrative permit that will not become valid pending action on the proposed major project review revisions. If the project is at a later date required to go through major project review, this administrative permit will be valid only upon approval of the project during that process. If the project is considered exempt, the administrative permit will become valid on the date of the exemption decision by Washoe County.

Recommendation

Agency staff recommends approval of this project subject to the findings required under Section 8.33 of the Land Use Ordinance and subject to the following conditions:

1. Each of the following conditions shall be completely performed prior to the issuance of any building or grading permits:
 - a. The final revegetation, slope stabilization, and drainage plans shall be submitted to and approved by the Agency staff. These plans shall clearly depict revegetation and/or other methods of slope stabilization to be performed by the applicant for all existing and proposed cut and fill slopes and areas denuded of vegetation. These plans shall also depict: fencing for vegetation protection; temporary and permanent erosion control devices; dust control; and all drainage facilities.
 - b. An undertaking by corporate surety 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.
 - c. Calculations and other necessary analyses demonstrating that the design of the surface water runoff control system will meet the requirements for surface and/or subsurface discharge as established in the Uniform Regional Runoff Quality Guidelines as well as other requirements set forth in the Lake Tahoe Basin Water Quality Management Plan. Such calculations and analyses shall be prepared by a qualified civil engineer and submitted to the Agency for staff review and approval.
 - d. All authorizations (except building and grading permits) from appropriate public authority applicable to the proposed development shall be obtained, i.e. state highway encroachment permits.
 - e. 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.