

**TRPA
GOVERNING BOARD
PACKETS**

**MARCH
1979**

March 19 ~~1979~~

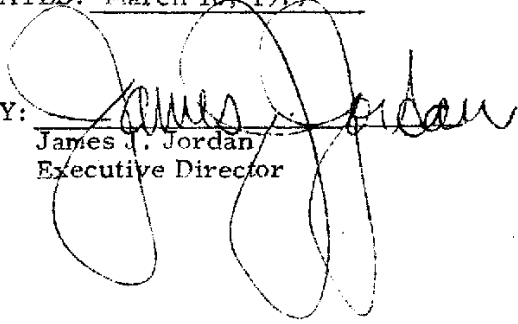
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NOTICE OF MEETING OF THE
GOVERNING BODY OF THE
TAHOE REGIONAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN that on March 28, 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: March 16, 1979

BY:


James J. Jordan
Executive Director

Complete except
for Rd. Kill Sen. map

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

March 28, 1979 10:00 a.m.
March 29, 1979 9:00 a.m.

PRELIMINARY AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF THE AGENDA

III DISPOSITION OF MINUTES

IV CONSENT CALENDAR

V SPECIAL PLANNING MATTER

Adoption of a Plan for the Attainment of Federal Air
Quality Standards (Nonattainment Air Quality Plan)

VI AGENCY REVIEW

A. Round Hill Village Units 5, 6 and 7,
Tentative Map for 73 Lots, Douglas County

B. Mt. Brook Station, Administrative Permit for a
64 Unit Apartment, Washoe County

C. Fairway Pines, Tentative Map for 48 Condominium Units,
Washoe County

VII GENERAL PLAN AMENDMENT

Edgar Scharruhn, 1.08 Acres in Douglas County, Nevada,
from General Commercial to Medium Density Residential

VIII PUBLIC WORKS

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

IX POLICY MATTERS

A. Determination on Agency Pierhead Line Maps

B. Revisions to the General Plan Amendment Processing Procedure

X REPORTS

A. Staff Report on Pending Matters

1. Cumulative Environmental Assessments

2. Glenbrook Properties - Local Facilities Determination

- B. Staff Analyses Provided for Compact Amendments
- C. Appeals of Staff Decisions
- D. Executive Session
- E. Business Manager Report
- F. Executive Director Report
- G. Legal Counsel Report
- H. Governing Body Members
- I. Public Interest Comments
 - 1. Presentation on Tahoe Ski Circus - 9:00 a.m., March 29, 1979
 - 2. Incline Village Board of Realtors, Request for Reconsideration of Processing Tentative Condominium Maps on Nonconforming Properties

10:50 THURS

XI ORDINANCES

- A. Second Reading of Ordinance Implementing the Lake Tahoe Basin Water Quality Management Plan
- B. Second Reading of Ordinance Amending the Regional Plan for Property Known as Fairway Pines, Reclassified to Medium Density Residential, Washoe County
- C. First Reading of Ordinance Establishing Indirect Source Review Standards and Procedures
- D. First Reading of Ordinance Recognizing the Official Pierhead Line Maps
- E. First Reading of Ordinance Amending the Regional Plan for Two Parcels in the Granite Springs Subdivision Reclassified from Low Density Residential to Public Service, Douglas County
- F. First Reading of Ordinance Reclassifying Property Owned by Ancel Casentini in Douglas County, from General Commercial to Medium Density Residential

XII RESOLUTIONS

XIII PENDING MATTERS

XIV OTHER BUSINESS

XV ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY
CONSENT CALENDAR - March 28, 29, 1979

<u>Item</u>	<u>Recommendation</u>
Continental Telephone Company of Nevada, Administrative Permit for the Replacement of Nonconforming Land Coverage, Douglas County	Approval
Mountaineer Inc., Administrative Permit for the Replacement of Nonconforming Land Coverage, City of South Lake Tahoe	Approval
Public Works:	
City of South Lake Tahoe, Street Improvements for Al Tahoe Boulevard at Johnson Boulevard	Approval
Douglas County School District Additions	
1. Zephyr Cove Elementary School	Approval
2. Kingsbury Middle School	Approval
3. Whittell High School	Approval
Tahoe City Public Utility District, Dollar Point Water System Improvements, Placer County	Approval
El Dorado County, Library-Museum, City of South Lake Tahoe	Approval
Caltrans	
1. Roadside Obstacle Safety Project, Basinwide	Approval
2. Continuous Left-Turn Lane on Rt. 50 Through Meyers, El Dorado County	Approval
3. Rt. 50 Shoulder Paving from Stateline to the Y, City of South Lake Tahoe	Approval

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Continental Telephone Company of Nevada
Administrative Permit for
Replacement of Nonconforming Land Coverage
Douglas County

Project Description

The applicant, Continental Telephone Company of Nevada, is requesting approval of a replacement of nonconforming coverage on a .48 acre parcel (Douglas County Assessor Parcel No. 01-152-02) located in the Glenbrook area of Douglas County. The applicant is proposing construction of an addition to an existing metal building that houses telephone switching equipment. The proposed addition will also house switching equipment. In order to proceed with the proposed construction, existing nonconforming coverage on the parcel must be removed. (See attachment #1)

Land Use and Land Coverage

The parcel is classified Rural Estates (RE) on the Agency's land use maps. Communications equipment buildings are a permitted use in this district.

The .48 acre (20,943 square feet) parcel is allowed 3,200 square feet of land coverage. There is approximately 4,600 square feet of land coverage existing on the parcel.

Required Replacement

The proposed building addition will be 229 square feet in size. Under Section 9.21(3)(b) of the Land Use Ordinance: "Nonconforming land coverage other than a building may be replaced... by a building or an extension of an existing building only if other land coverage on the same parcel is removed in an amount which is the lesser of (i) the amount of land coverage created by such building or extension, or (ii) such amount of land coverage so that the total land coverage on the parcel complies with the land coverage limitations of the use and land capability districts within which the parcel is located". The applicant has proposed the removal of an amount of existing nonconforming land coverage equal to the amount of land coverage created by the building addition. A total of 229 square feet of existing asphalt pavement will be removed. This amount of land coverage removal satisfies the requirements of the Land Use Ordinance. The total amount of land coverage on the parcel after the required replacement will be 4,400 square feet.

Slope Stabilization

There is a 5 foot slope located on the northwest side of the existing paved area. This slope shows signs of erosion due to runoff from the paved areas resulting from a breakdown of a 4" asphalt berm that surrounds the paved area. Concurrent with the removal of the 229 square feet of asphalt paving, the asphalt berm should be reconstructed to eliminate drainage flows onto this fill slope.

Continental Telephone Company
Administrative Permit
Page Two

Drainage

Drainage emanating from the paved area is directed by a 4" asphalt berm to a drain located on the north side of the paved area behind the existing switching equipment building. This drain directs runoff into a natural drainage swale on the property. Reconstruction of the asphalt berm will insure all drainage from the site will be directed to this natural treatment system.

Local Agency Action

The Douglas County Building Department issued an administrative permit approving the proposed replacement on March 15, 1979.

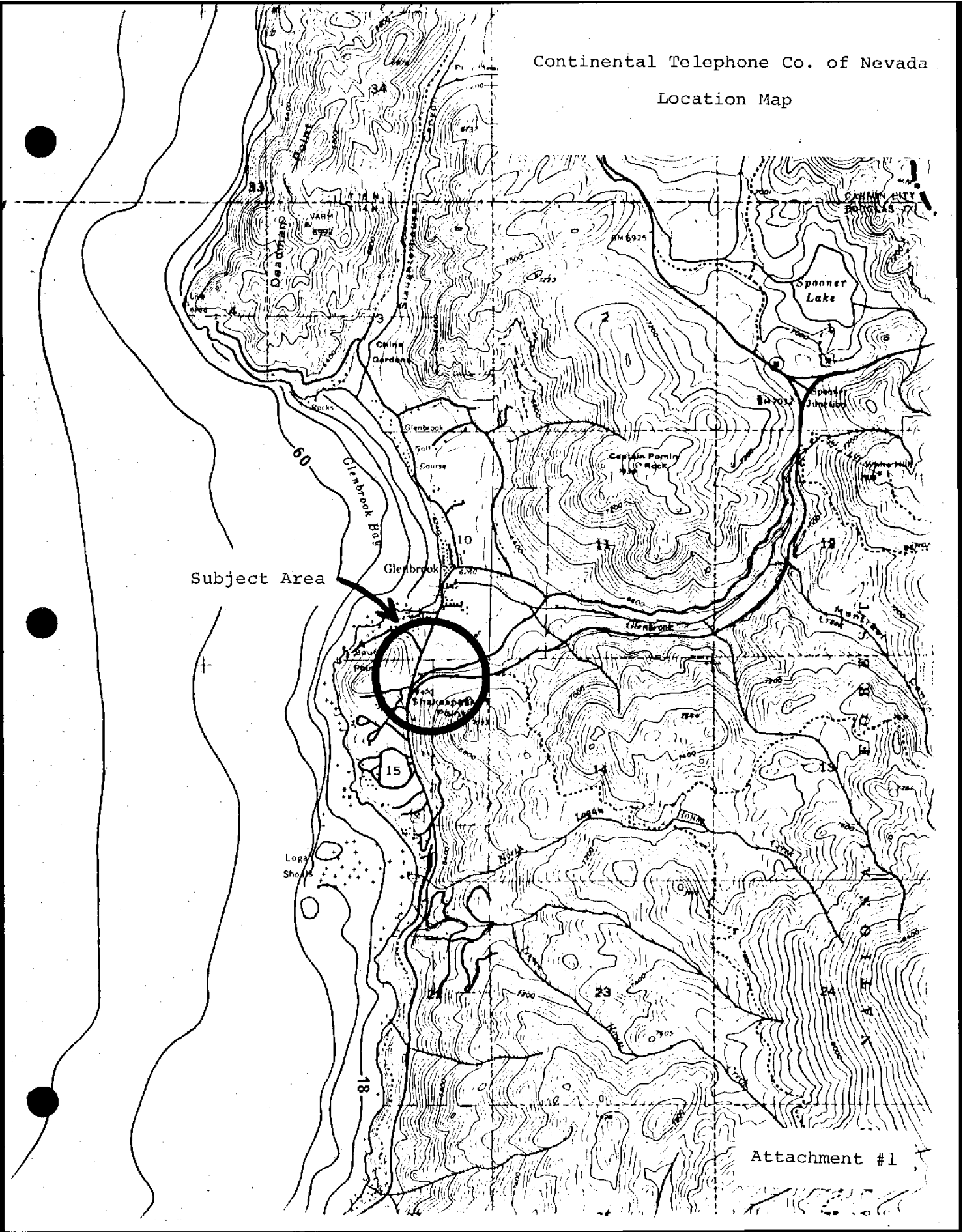
Recommendation

Agency staff recommends the requested replacement of nonconforming land coverage be approved with the condition that an asphalt or concrete berm be constructed along the northerly edge of the existing paved area. This berm will contain stormwater flows and direct them to the existing asphalt drain.

3/13/79

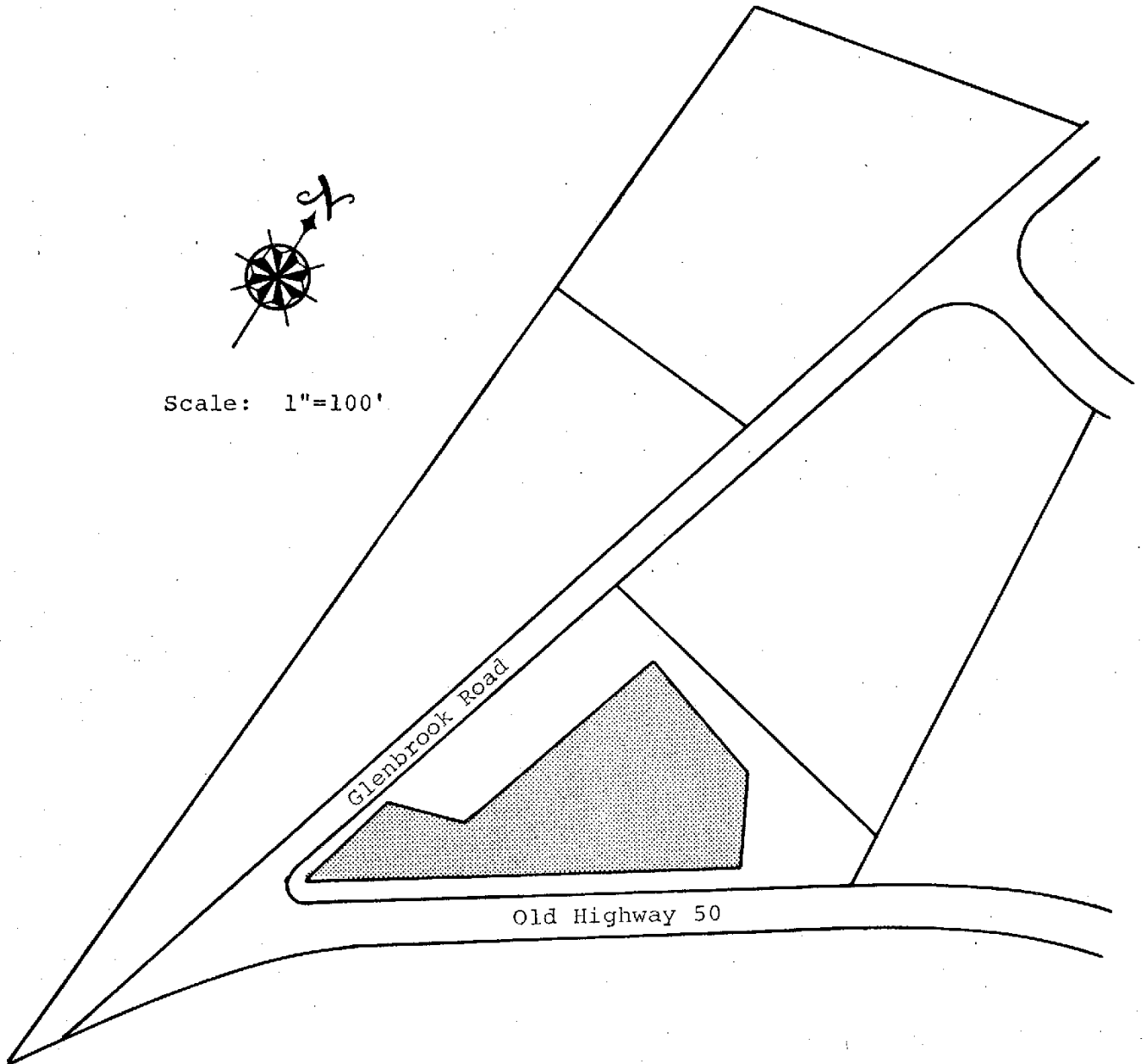
Location Map

Subject Area



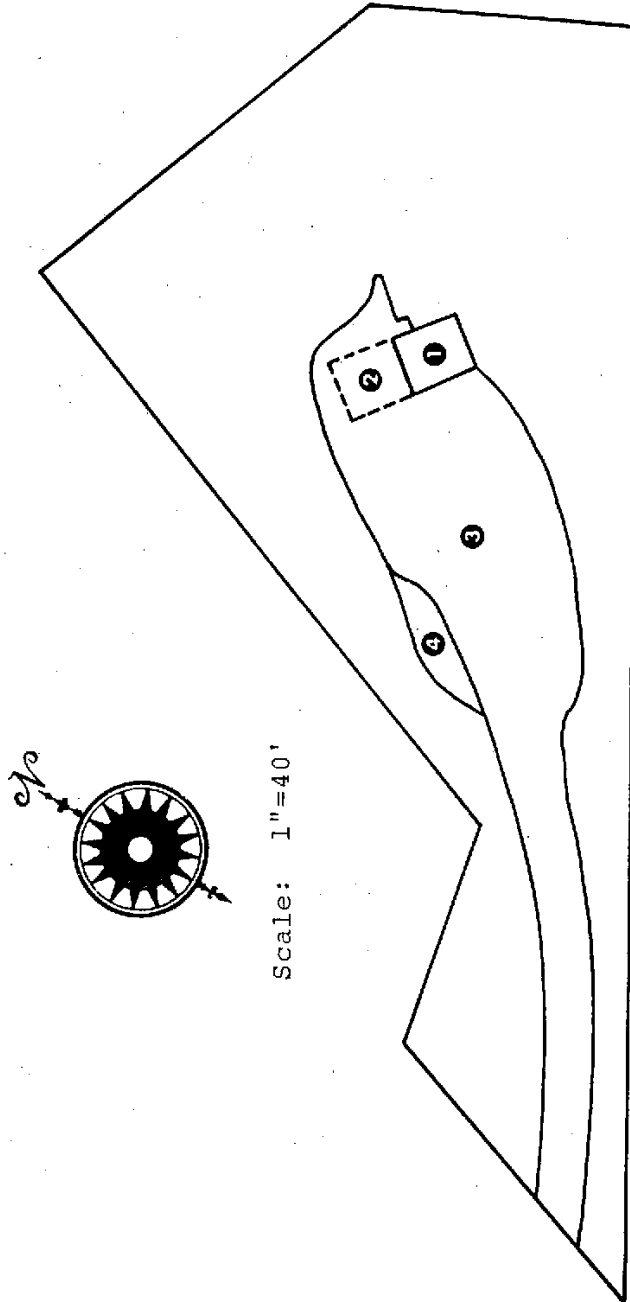


Scale: 1"=100'



Subject Parcel

CONTINENTAL TELEPHONE CO.
of Nevada



- 1. Existing Building
- 2. Proposed Addition
- 3. Existing Paved Area
- 4. Paved Area to be Removed

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Mountaineer, Inc. Office Building
Administrative Permit for Replacement of
Nonconforming Land Coverage
City of South Lake Tahoe

Project Description

The applicant, Mountaineer, Inc., is requesting approval of a replacement of nonconforming land coverage on a .35 acre parcel (Assessor's Parcel No. 31-072-02) in the City of South Lake Tahoe. The subject parcel is located between Stockton Avenue and Sierra Boulevard approximately 1.5 miles east of the South Tahoe Y, with 100 feet of frontage on Highway 50. The applicant proposes the construction of a 2-story "L" shaped professional office building with 11 offices and 16 parking spaces. In order to proceed with the proposed construction, existing nonconforming land coverage on the parcel must be removed. (See attachment #1)

Land Use and Land Capability

The site is currently covered with a 12 unit motel and parking area. The motel has been unoccupied for 4 years. The site contains 13,865 square feet, or 92.4% land coverage. The entire .35 acre parcel is classified as General Commercial by the Agency. General Commercial allows 70% land coverage. The Agency land capability maps identify the parcel's soil type as EfB, Elmira-Gefo loamy coarse sand, 0-5% slopes, land capability district 7, allowable coverage 30%.

Required Replacement

Under Section 9.21(3)(b) of the Land Use Ordinance: "Nonconforming land coverage other than a building may be replaced... by a building or an extension of an existing building only if other land coverage on the same parcel is removed in an amount which is the lesser of (i) the amount of land coverage created by such building or extension, or (ii) such amount of land coverage so that the total land coverage on the parcel complies with the land coverage limitations of the use and land capability districts within which the parcel is located". The applicant has proposed the removal of an amount of existing nonconforming coverage so that the total land coverage on the project site after completion will be under the 70% allowed in General Commercial. Following is a breakdown of the existing, allowed and proposed coverages within the project area:

	<u>Square Footage</u>	<u>Percentage</u>
Existing Coverage	13,865	92.4
Allowed Coverage	10,500	70
Proposed Coverage	10,457	69.7

The applicant proposes the complete removal of all of the existing improvements on the site including demolition of the existing motel and parking areas. Upon completion of the removals, the new building will be constructed. The new building and its accessory facilities will be under the 70% allowable land coverage in General Commercial.

Mountaineer, Inc. Office Building
Administrative Permit
Page Two

Local Agency Action

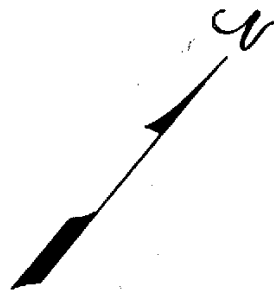
The City of South Lake Tahoe Architectural Review Committee approved the negative declaration of environmental impact on July 5, 1978. The CTRPA conditionally approved the subject project on November 3, 1978.

Recommendation

Agency staff recommends that the requested replacement of nonconforming land coverage be approved.

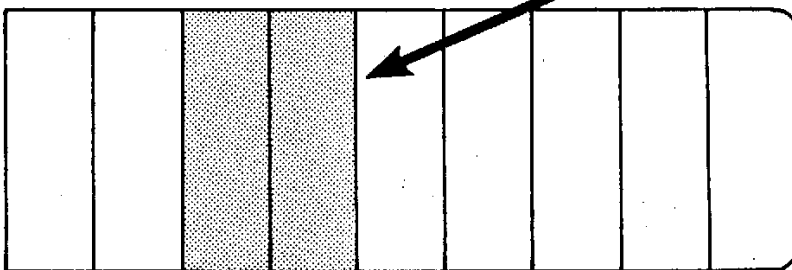
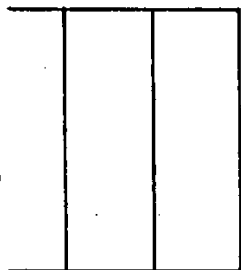
3/13/79

MOUNTAINEER, INC.
Office Building
South Lake Tahoe



U.S. HIGHWAY 50

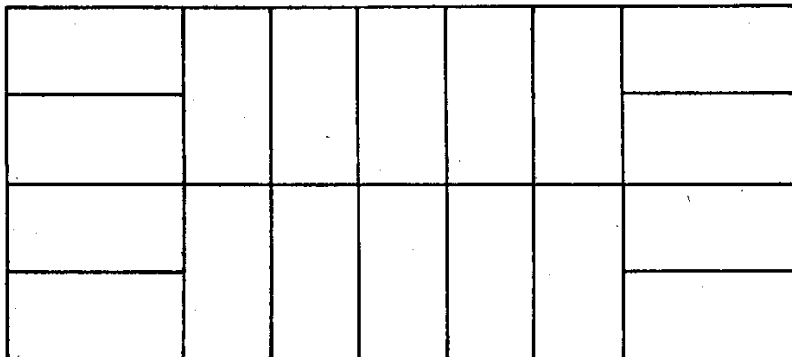
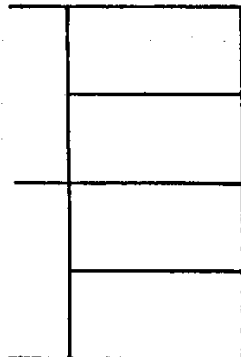
Subject Parcel



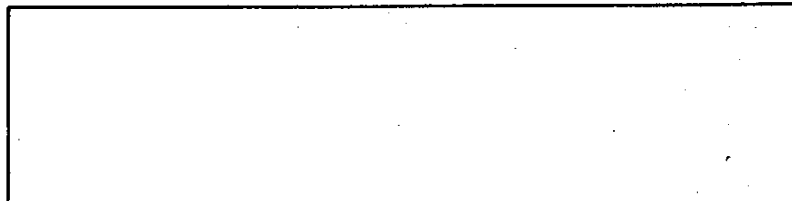
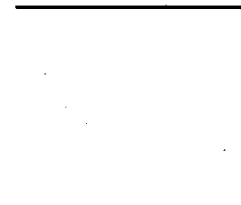
STOCKTON AVE.

PALMIRA AVE.

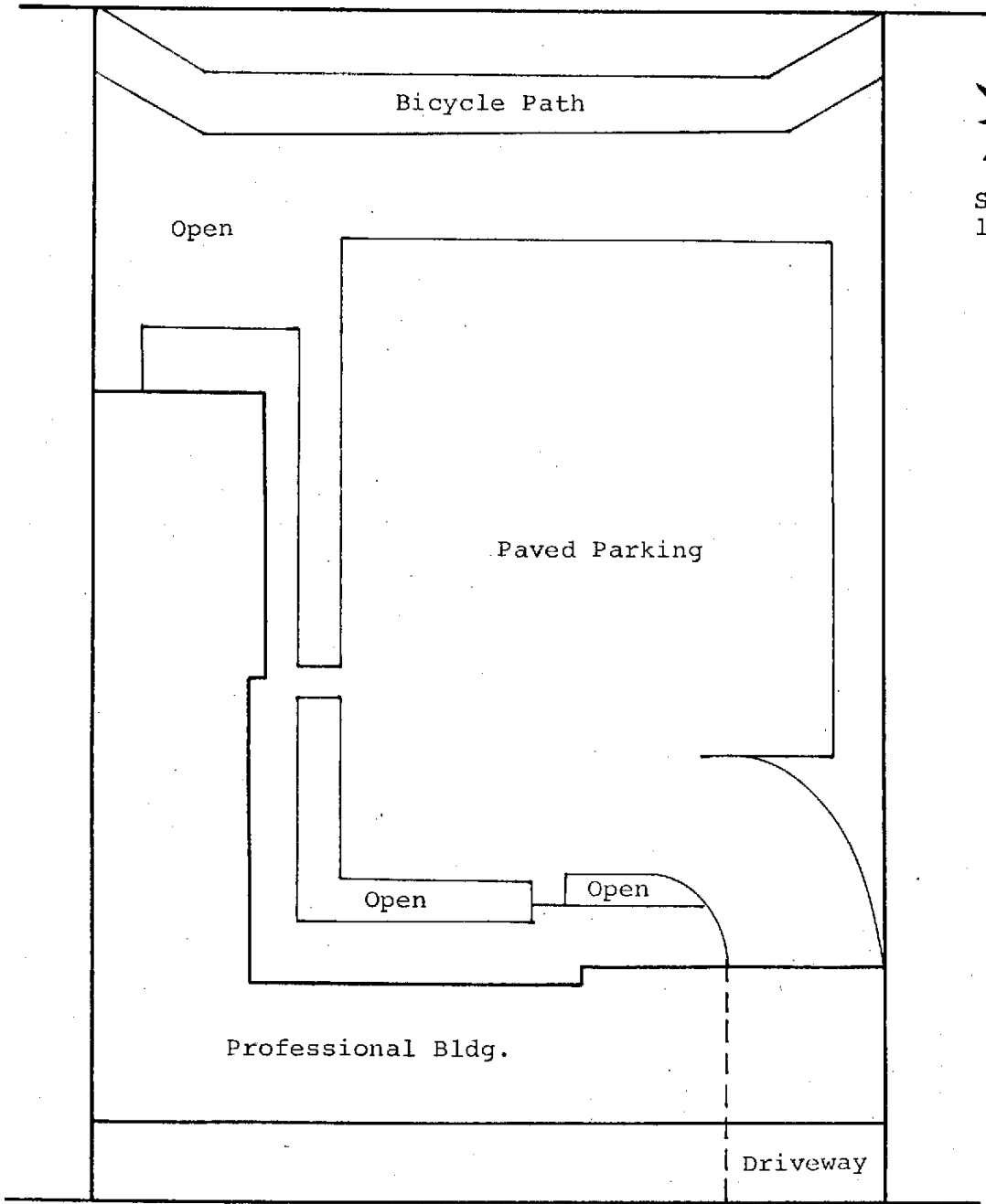
SIERRA BLVD.



CHRIS AVE.



U. S. Highway 50



Scale.
1' = 20'

Palmira Ave.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Public Works
City of South Lake Tahoe
Left-Turn Lane - Al Tahoe
Boulevard at Johnson Boulevard

Summary

The City of South Lake Tahoe is proposing a minor road improvement to Al Tahoe Boulevard at its intersection with Johnson Boulevard. This improvement is to consist of a widening of the roadway surface on Al Tahoe Boulevard to accommodate a left-turn lane to access Johnson Boulevard. The length of the widening will be approximately 487 feet. The maximum width of the new pavement will be 15 feet, with a gradual tapering toward either end of the roadway section.

The turn lane is necessitated by increasing traffic along Al Tahoe Boulevard and increasing turning movements across to Johnson Boulevard. The South Lake Tahoe Police Department, the El Dorado County Sheriff and various other County agencies are located in the County Administrative Center, which is accessed from Johnson Boulevard near the Al Tahoe intersection.

The subject roadway section is an E₁B soil type, capability level 7. The roadway widening will be accomplished entirely within existing right of way, which is already cleared and graded for virtually the entire length of Al Tahoe Boulevard.

TRPA Plans

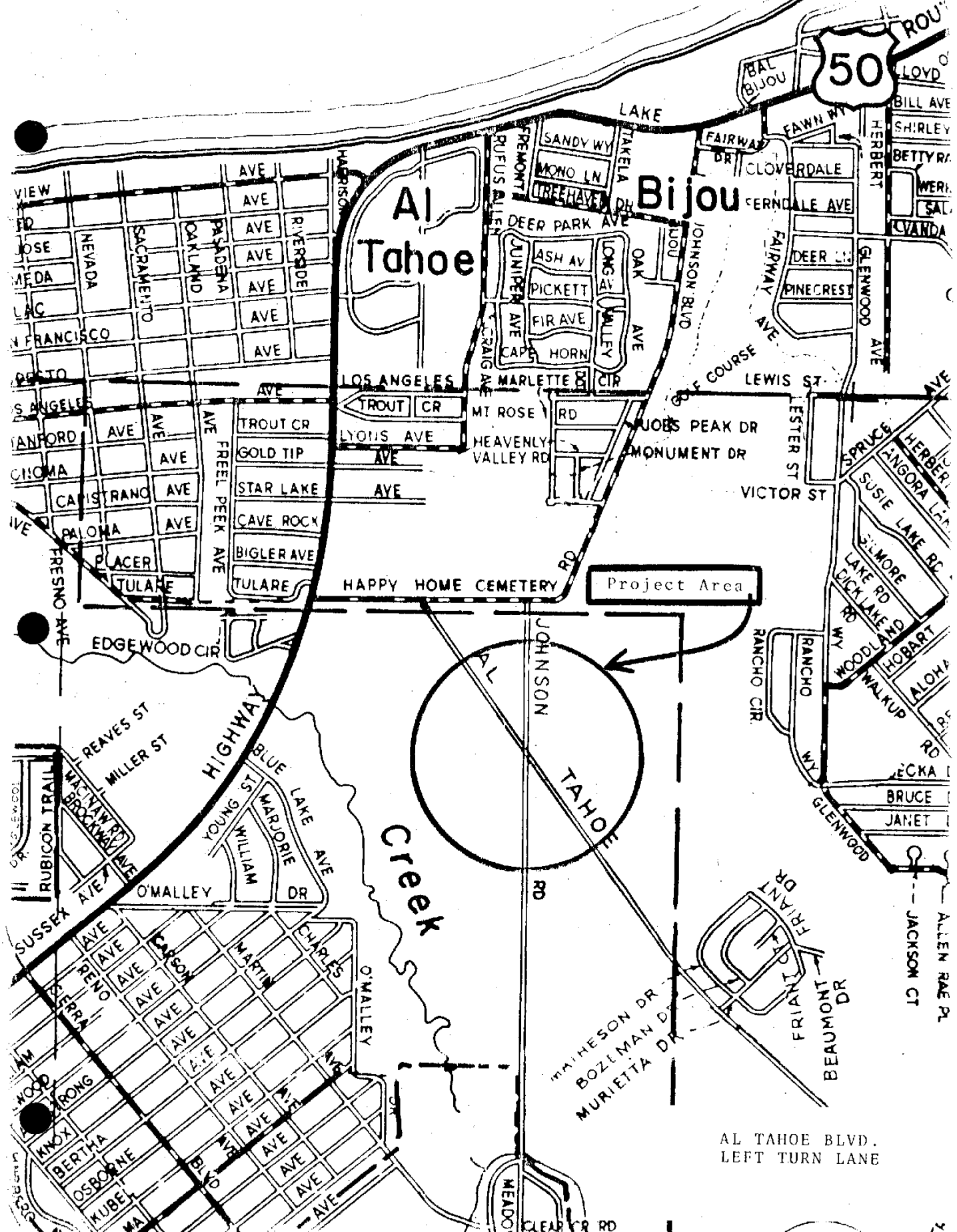
The project is consistent with TRPA transportation plans which call for left-turn lanes along the major arterial roads of the Region. The Agency's Water Quality Management Plan identifies the subject section of roadway as requiring additional roadside drainage improvement.

Recommendation

Staff recommends approval of the proposed project subject to field review by TRPA and South Lake Tahoe staffs to formulate a roadside drainage plan for Al Tahoe Boulevard.

Advisory Planning Commission Action

On March 14, 1979, the APC voted unanimously to recommend approval of this project.



Al
Tahoe

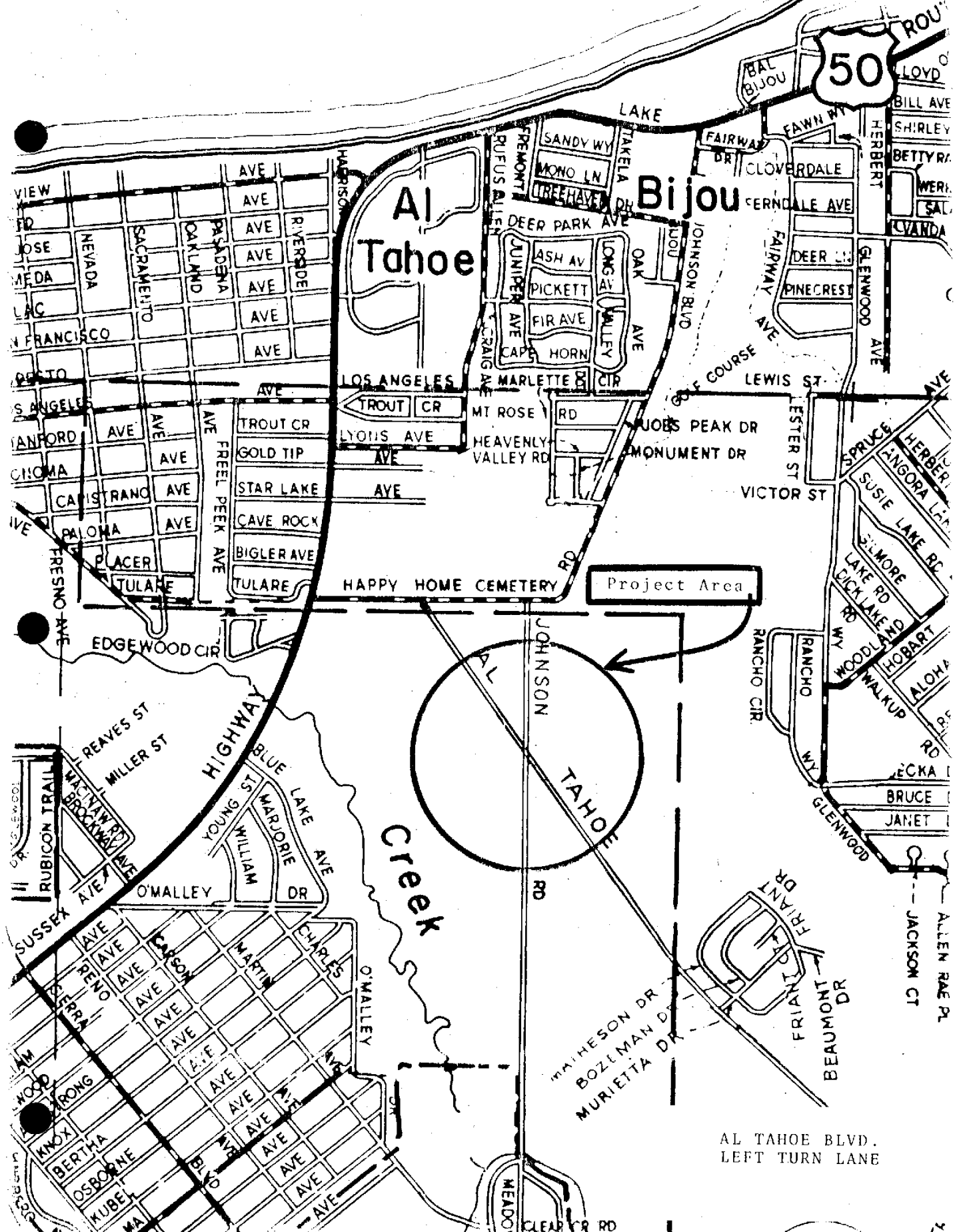
Bijou

Project Area

Creek

MATHESON DR
BOZEMAN DR
MURIELTA DR

AL TAHOE BLVD.
LEFT TURN LANE



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Public Works
Douglas County School District
Additions to Whittell High School, Zephyr
Cove Elementary School and Kingsbury
Middle School

Summary

The Douglas County School District is proposing improvements to each of its three schools in the Lake Tahoe Basin. The projects involve new buildings and new parking areas. Staff has had preliminary consultation with the architect representing the School District and relayed a number of concerns requiring additional information and refinement of the proposed plans. These have related principally to drainage and slope stabilization questions, and the architect has initiated revision of the plans accordingly. The revised documents have been received by staff; hence this recommendation is based upon the information.

Whittell High School

The project at Whittell High School is the largest of the three proposed. Included in the proposal is the paving of a large open area behind the school to serve as student parking, the addition of a new auto shop building, and the sodding and addition of a sprinkler system to the existing baseball diamond. Remodeling of a portion of the existing school building is proposed as well to create a new commons area, administrative office, kitchen and music room.

The project will require some minor grading, but essentially involves work on existing disturbed and graded areas. The high school improvements will result in a total impervious surface coverage at the school of approximately 194,000 square feet.

The project will not result in any substantial increase in traffic generation to the site, even though it will add considerable parking surface. This is because the paved area in front of the school is presently utilized for parking, but the parking from this area will be diverted to the new parking in the rear of the school to clear the front area, with some of that area reverted to open space.

Drainage and slope stabilization

The principal concern of staff in reviewing this project is provision of adequate drainage on the new impervious surface, and the correction of erosion and stabilization problems on the large cuts surrounding the project site. At the suggestion of staff, the architect has redesigned the drainage system of the existing and proposed parking surfaces to provide for handling the runoff on site. While no stabilization has been proposed, the applicant has agreed to create diversion trenches at the top of the cut slopes to intercept the runoff and thereby minimize erosion on those slopes during storm or snowmelt conditions. The applicant has agreed to install detention basins to remove sediment from these interception trenches prior to reaching the main drainage system.