

**TRPA  
GOVERNING BOARD  
PACKETS**

**APRIL  
1980**

*Dana*

April 1980

NOTICE OF MEETINGS OF THE  
TAHOE REGIONAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN that on April 23, 1980, at 9:00 a.m. at the hearing room of the Tahoe Regional Planning Agency, located at 2155 South Avenue, South Lake Tahoe, California, the Finance Committee of said agency will conduct a meeting to discuss TRPA's financial status and budget.

NOTICE IS FURTHER GIVEN that on April 23, 1980, at 10:00 a.m. at the same hearing room, 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: April 11, 1980

By:

*Philip A. Overeynder*

Philip A. Overeynder  
Executive Director  
Tahoe Regional Planning Agency

SCS - EDG FOR S.V.

D.C. DUMP DEPT: REQ. DRAIN/SL. STAN.  
ON BUILDING PERMIT PLANS.

\* EICKMEYER  
SITE  
PLAN

S. VILLAGE: 400 UNIT  
JAN. 1980 202/400 BUILT.

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

TRPA Office, 2155 South Avenue  
South Lake Tahoe, California

April 23, 1980  
10:00 .am.

It is advisable that the applicant for each agenda item be present at the meeting.

NOTE: There will be a meeting of the Finance Committee at 9:00 a.m. in the TRPA office prior to the regular meeting. The purpose of said meeting is to discuss the Agency's budget and financial status.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA App w/ DELET. OF SUNTAGE SPA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR
- V GENERAL PLAN AMENDMENT OFF

Reclassification of 1.877 Acres (Sun Tree Villas) from General Commercial to High Density Residential, Said Property is Owned by E. Stevenson and R. Barnes and is Located at the Northeast Corner of Northwood and Fairway Boulevards in Incline Village, Washoe County

REMOVED  
MUST BE  
REFILED W/  
NEW FILING  
FEE.

- VI AGENCY REVIEW  
Kingsbury Terrace, Tentative Map for 8 Condominium Units, Douglas County EDNA SCHARBORN

- VII PLANNING MATTERS
  - A. Land Use and Subdivision Ordinance Amendments Relating to a High Density Apartment Land Use District, Timesharing, and Condominium Conversions
  - B. Work Program and Application for Federal Assistance - App S. Planner - L.M.D. Under Section 208 of the Federal Clean Water Act

- VIII REPORTS
  - A. Appeals of Staff Decisions
  - B. Field Enforcement Report 1) BOATWORKS
  - C. Executive Session 2) SUMMIT VILLAGE - RELEASE PARCEL MAPS.
  - D. Executive Director Report
  - E. Legal Counsel Report

F. Governing Body Members

1. Request by Board Member Ken Kjer for Douglas County Presentation on a Conceptual Plan for the Oliver Kahle Casino Site and Stateline Area

G. Public Interest Comments

IX ORDINANCES - First Readings

- A. Ordinance Amending the Land Use Element of the Regional Plan to Reclassify 9.91 Acres Owned by the Bliss Family to Rural Estates, Douglas County
- B. Ordinance Amending the Land Use Element of the Regional Plan to Reclassify 2.9 Acres Owned by G. Clements to Tourist Commercial, Douglas County
- C. Ordinance Amending the Land Use Element of the Regional Plan to Reclassify 20.6 Acres Owned by the Incline Village GID to Recreation and 6.0 Acres to Public Service, Washoe County
- D. Ordinance Amending the Land Use Element of the Regional Plan to Reclassify 10 Acres Leased by the Tahoe City PUD to Recreation and Public Service, Placer County

X RESOLUTIONS

Former Legal Counsel Kenneth C. Rollston

XI PENDING MATTERS

XII CORRESPONDENCE

XIII ADJOURNMENT

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CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>
Clearinghouse Review, U.S. Forest Service - Plans for Public Use of McGonagle, Pope and Heller Estates, El Dorado County	Support

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Clearinghouse  
U.S. Forest Service  
Plans for Public Use of the  
McGonagle, Pope and Heller Estates  
El Dorado County

Background

In the mid-1960's, the U.S. Forest Service acquired approximately 70 acres which included the McGonagle, Pope and Heller Estates and approximately 1,800 feet of Lake Tahoe shoreline as part of its program to acquire high value potential recreational lands on the western fringes of South Lake Tahoe. Since acquiring the land and shoreline, the site has generally been closed to the public and has been used by the Forest Service for a variety of purposes including the headquarters for the Youth Conservation Corps.

When the sites were acquired, the primary interest of the Forest Service was the provision of outdoor recreation opportunities and the protection of these high resource value lands from further subdivision. Since the date of acquisition, the National Historic Preservation Act was enacted and provided that federal agencies must take into consideration the preservation of historically significant sites and buildings in their land management plans. In order to meet the provisions of the National Historic Preservation Act while providing for increased public use of the property, the Forest Service has prepared a plan for public use.

Property Description

The site is located north of Highway 89, west of Camp Richardson and east of Baldwin Beach and the Taylor Creek Marsh. The site was initially part of the Baldwin lands that were spared the logging activities in the majority of the south shore area in the late 19th century. The site is therefore one of the few examples of first growth Tahoe forests.

The estates are composed of three main buildings and 25 accessory buildings including guest cottages, caretaker's residences, boat houses, and storage and work areas. The three main buildings are in various stages of disrepair including substantial structural problems, particularly at the Pope Estate. The substantial number of accessory buildings and the arboretum create a substantial "village" when taken as an aggregate. Some of the accessory buildings are historically important in terms of the public's interpretation of the era which the estates represent.

The estates are substantially pedestrian oriented although three separate unimproved roads currently access each compound of buildings. There is currently no common vehicle access between the three estates and no roadways penetrate past the southerly edge of each compound. The "primeval" forest create an open understory ideal for pedestrian ways without substantial removal of existing vegetation.

### Alternative Uses

The Forest Service has conducted a substantial public involvement campaign to gain suggestions on the potential use of the estates over the past year. Four alternative use patterns were evaluated. All four alternatives involved various degrees of retention of the existing buildings, recognizing that the historical significance of the site was the most prominent resource, outweighing other resource values on the site. All alternatives propose to open the area to the public with various degrees of intensity of uses. The primary uses considered for the estates were relatively low intensity educational uses, maintenance of the historic atmosphere, dispersed recreation and space for public programs such as the Youth Conservation Corps (YCC).

### Proposed Uses

The alternative recommended by the Forest Service is Alternative 4 as shown in the attachment. This alternative proposes the retention of 22 of the existing 28 buildings. The McGonagle Estate would be restored for use as a visitor center including exhibits and a proposed resource library and would accommodate many nonprofit cultural and educational events, ceremonies and performances.

The main building of the Pope Estate would be "stabilized" from further deterioration but not restored or used for purposes other than historic interpretation. The arboretum portion of the Pope Estate will be maintained in its present condition and various other buildings on the estate will also be stabilized but not restored.

The Heller Estate (Valhalla) will be restored and utilized as a public meeting center for uses compatible with the scale of the building. The boathouse and pier at the Heller Estate will also be retained. It is proposed that the existing pier be utilized as a bike ferry terminal point for bicycle trips to the northern side of Emerald Bay.

Public access to the estates will attempt to emphasize alternative transportation modes. The Forest Service proposes to construct a loop bike trail through the estates which will connect to the existing bike trail system serving the major beaches and recreation areas in the South Shore area. It is also proposed that provision be made for bus turnarounds such that the area can be serviced by public transit to be provided to the beach areas from South Lake Tahoe. Parking will be provided at the existing Kiva picnic area parking lot and at two proposed parking areas adjacent to the Heller and Pope Estates. Parking and vehicle access will be set back from the estate area to provide for maintenance of the pedestrian orientation of the estates.

No improvements to the beach area, such as picnic grounds, are proposed. The development of more intensive recreation uses was not felt to be compatible with the quiet atmosphere and historic preservation of the site.

### Land Capability and Coverage

The project site is classified as land capability class 5 which permits up to 25% impervious

surface coverage under the recommendations of the land capability system. The proposed project, including parking, bikeways, and existing structures, would result in a total land coverage of 4.1%, well within the limitations of land capability. The project proposes to utilize infiltration trenches for runoff from new impervious surfaces. The high water holding capacity of the Tallac soils and the relatively small percentage of impervious surface is not expected to result in any erosion problems.

#### Public Utilities and Services

The Forest Service has its own water system including water rights which will adequately service the proposed project. Existing reserved capacity at the South Tahoe Public Utility District will be utilized for wastewater treatment for sewage generated by the project.

#### Visual Impacts

The project will not result in substantial removal of vegetation and should not result in substantial visual impacts from either the shoreline of Lake Tahoe or Highway 89. Important buildings will be maintained including a significant number of the accessory buildings which will maintain the "village" character of the estates.

#### Historic Preservation

The plan for public use was prepared pursuant to the National Historical Preservation Act. The Forest Service has assessed each building according to its significance under that act in order to provide its recommendations for which buildings should be retained and either stabilized or restored. Economic considerations played a role in distinguishing between restoration and stabilization efforts.

#### Traffic And Air Quality

The Forest Service has prepared a traffic and air quality analysis of the proposed project along with measures proposed to mitigate any adverse effects resulting from the project. The public use is anticipated to generate 448 vehicle trips per day during peak summer usage.

The mitigation measures proposed by the Forest Service include increased use of bicycle trails, increased use of public transit to existing beach and recreation areas and purchase of developments in both California and Nevada which would significantly reduce vehicular traffic in the Basin. The proposed mitigation measures indicate that the Forest Service has "banked" both traffic and air quality mitigation measures in excess of those impacts expected to result from this project. The project is currently being reviewed by the CTRPA under its Indirect Source Review Ordinance to assure a net reduction in vehicular emissions.

4/11/80



U.S. Forest Service  
McGonagle, Pope and Heller Estates  
Page Four

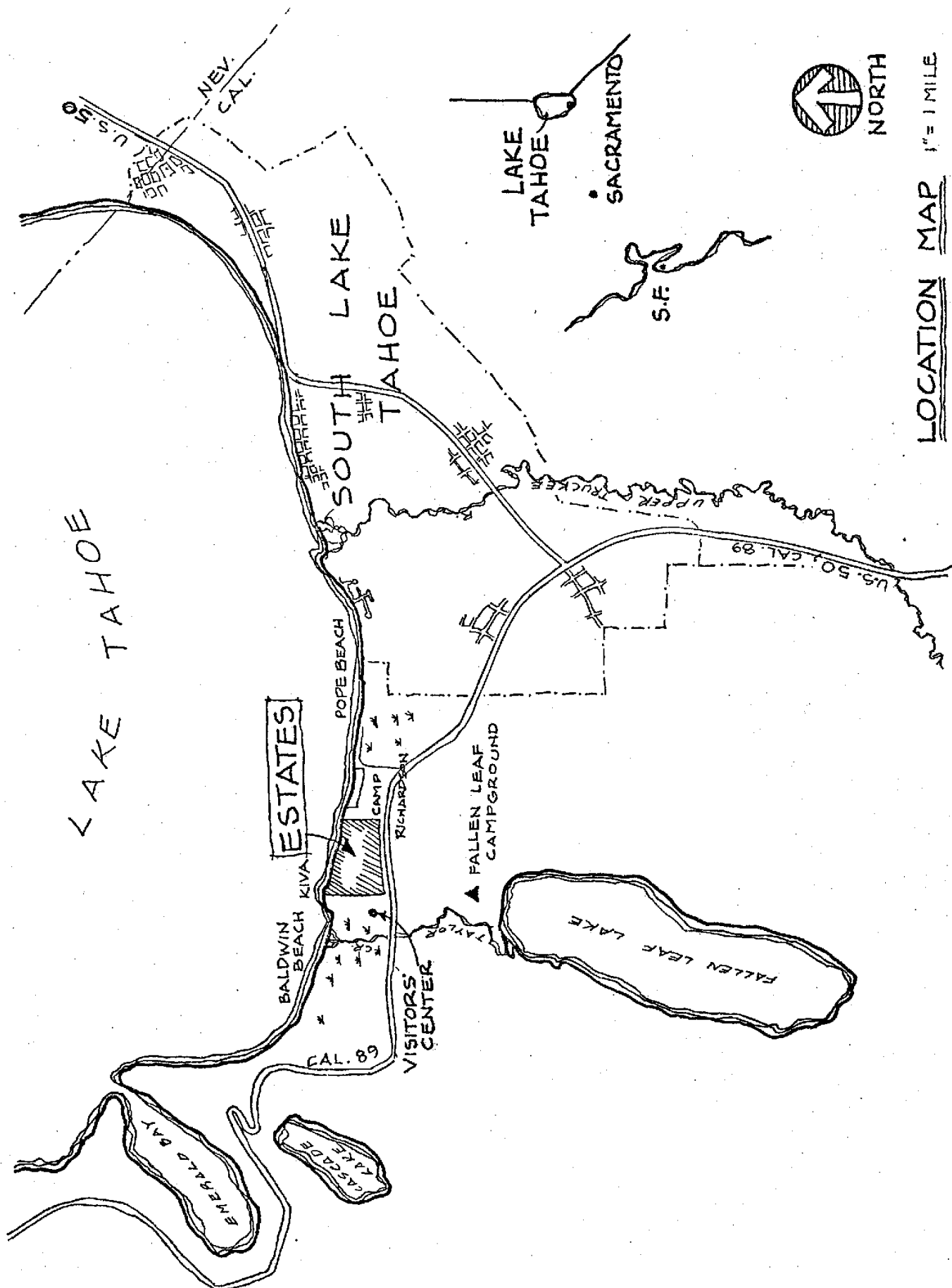
Conformance With TRPA Plans

The Agency's Conservation, Recreation and Open Space Element identifies the site as both a cultural and historic site including the site of the historic Tallac House. That element also identifies the site as a day-use recreation area. The proposed uses appear to be fully consistent with existing Agency plans.

Recommendation

Agency staff finds the proposed use to be consistent with Agency plans and recommends support of the project.

4/11/80



LAKE TAHOE

ESTATES

SOUTH LAKE TAHOE

LAKE TAHOE

SACRAMENTO

S.F.

BALDWIN BEACH KIVA

POPE BEACH

VISITORS' CENTER

FALLEN LEAF CAMPGROUND

FALLEN LEAF LAKE

U.S. 50

NEV. CAL.

CAL. 89

U.S. 50, CAL. 89



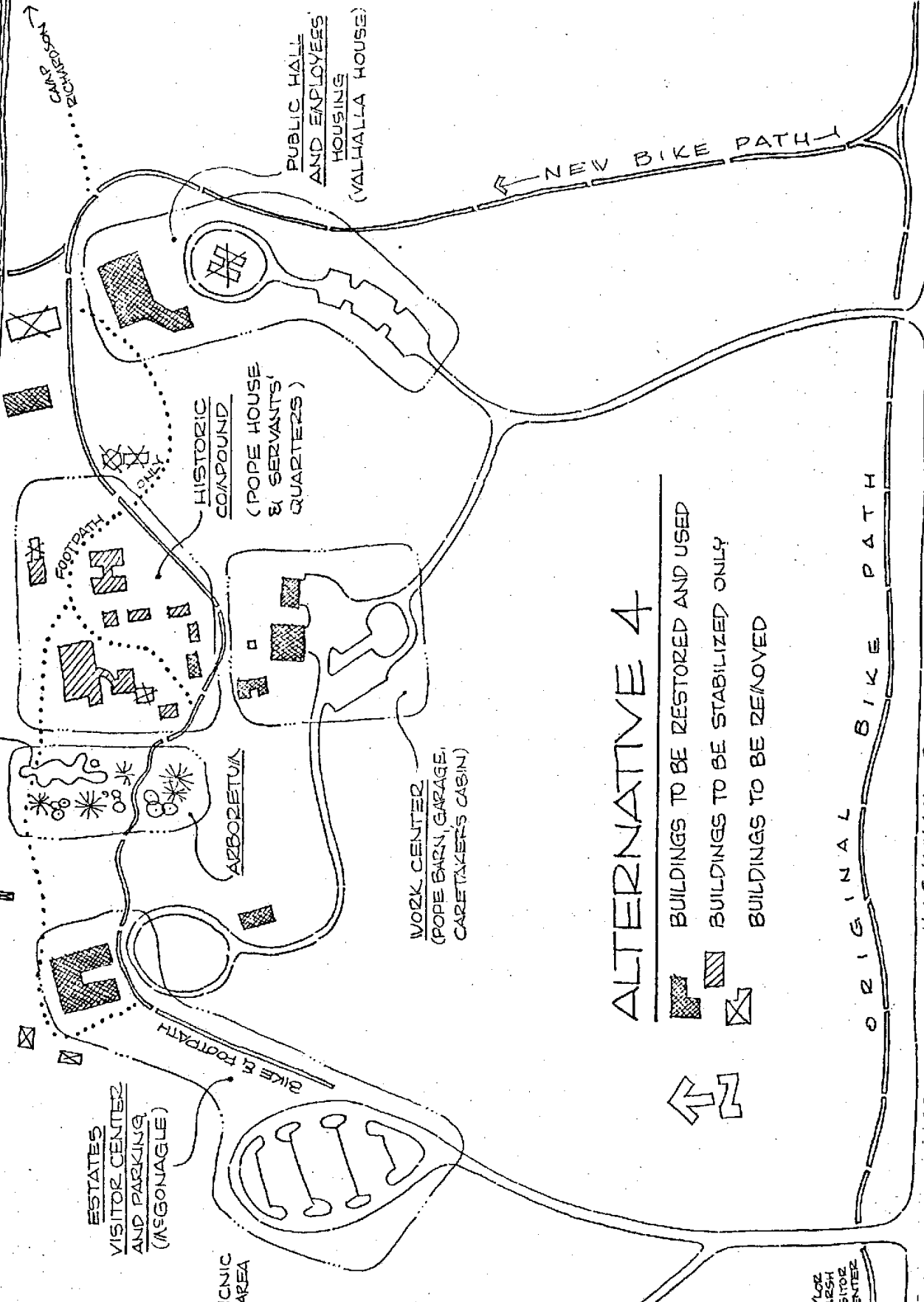
NORTH

LOCATION MAP 1" = 1 MILE

L A K E T A H O E

CAMP EMMERTON

BIKE FERRY



ESTATES VISITOR CENTER AND PARKING (HEXAGONAL)

PICNIC AREA




ARBORETUM

WORK CENTER (POPE BARN, GARAGE, CARETAKER'S CABIN)

HISTORIC COMPOUND (POPE HOUSE & SERVANTS' QUARTERS)

PUBLIC HALL AND EMPLOYEES HOUSING (VALHALLA HOUSE)

# ALTERNATIVE 4

-  BUILDINGS TO BE RESTORED AND USED
-  BUILDINGS TO BE STABILIZED ONLY
-  BUILDINGS TO BE REMOVED



TAYLOR MARSH VISITOR CENTER

ORIGINAL BIKE PATH

NEW BIKE PATH

HIGHWAY 89

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY AND RECOMMENDATION

Sun Tree Villas  
General Plan Amendment  
General Commercial to  
High Density Residential  
Washoe County

Location and Description

The applicant, Russ Zito, is requesting approval of a change of land use from General Commercial to High Density Residential in conjunction with a condominium project located on the northwest corner of Northwood and Fairway Boulevards in Incline Village. This project proposes a 19 unit condominium project on a 1.9 acre parcel (Washoe County Assessor Parcel No. 124-163-05). The proposed project would consist of condominium units at a density of 10 units per acre.

Land Use

The property is currently classified as General Commercial and would not allow any residential uses. Allowed uses would be commercial in orientation such as restaurants, offices, or a small commercial facility. General commercial allows up to 70% land coverage. The proposed amendment to High Density Residential (HDR) would allow both residential and professional office uses but not commercial uses. The maximum allowable land coverage in HDR is 50%.

Land Capability

The property is classified as IsC, Inville stony coarse sandy loam, 2 to 9% slopes, land capability level 6. The site slopes to the south at approximately 6%. There are no identified stream channels on the property.

Surrounding Uses

This project is proposed in an area that has existing single and multiple family residences, interval ownership condominiums, and the Incline Village championship golf course. The proposed Third Creek Inn and Condominiums are located across Northwood Boulevard from the project. The golf course and approved pool site are across Fairway from the site. There is a small commercial operation located adjacent to this site to the west. If this General Plan amendment is approved, it will leave a small pocket of remaining General Commercial that contains an existing commercial establishment. There is also the possibility that Club Tahoe may seek a land use classification change if the Agency takes formal action regarding restriction of interval ownership to commercial use districts.

This property could provide a location for either a small commercial project or a restaurant. It is the last vacant piece of commercial land in the immediate area. The following impact analysis indicates that a commercial restaurant operation would have the greatest impact upon this area.

4/1/80

Impacts

This requested amendment would change the classification of this property from General Commercial to HDR. This would have the effect of changing the allowable uses from commercial to primarily residential.

Water - In evaluating this proposal's effect on water supply and availability, staff has developed the following table. Water use from multi-family residences is estimated using IVGID's January, 1980 water use analysis. Potential commercial water use is generated from IVGID's January report and compares with existing commercial uses. Two existing Incline Village water users, a small commercial complex and a restaurant were used for partial comparison. This was necessary because IVGID estimates commercial water use based on past use levels for different diameters of service line. The District estimates that a 1.9 acre commercial site would be serviced with a 1-1/2" water line.

Use	Maximum Use	Water Use AF Annually	Sewage Generation	
			GPD	AF Annually
Existing Zoning	GC 150 seat restaurant	5.8 <sup>1</sup>	4,363	4.9
	GC Small commercial complex <sup>2</sup>	1.5	1,130	1.27
	GC IVGID estimate <sup>3</sup>	1.4	1,060	1.19
Proposed Zoning	HDR 19 unit condominium	2.85 <sup>4</sup>	2,153	2.42

GPD - gallons per day  
 AF- acre feet

- 1 Stanley's Restaurant - 60 seat capacity (2.23 AF year x 2.5) = 5.57 AF  
 Chart House - 200 seat capacity (8.25 AF year x .75) = 6.18 AF  
 Clement's Analysis - 140 seat capacity (5.5 AF year x 1.07) = 5.88 AF
- 2 Small commercial complex in Incline Village contains 7-11, theater, clothing store, butcher shop and two professional offices on 1 acre parcel, 1.1 AF per year
- 3 Use 1-1/2" line for 1.9 acre parcel @ 455,000 gal/yr.
- 4 IVGID report: multiple family @ .15 AF/yr in area 5

This table indicates that a 19 unit condominium will use more water than a low water consumptive commercial complex but would use substantially less water than a restaurant on the site.

Sewer - The existing plant has the capacity to handle sewage inputs from any of these projects. A restaurant would make the greatest incremental additions to sewage flows. Approximately 85% of water intake is used to derive sewage flows. The above table displays anticipated sewage flows.

Traffic - These impacts were evaluated based upon projected generation from a 20,000 square foot commercial project, a 7,000 square foot restaurant, and a 19 unit condominium project. This information is shown on the following table. A commercial project will generate 115 vehicle trips per 1,000 square feet of gross, leasable area. A restaurant is anticipated to generate 223 vehicle trips per 1,000 square feet. A condominium project will generate 7 vehicle trips per unit.

150 seat restaurant	1,561 vehicle trips
Small commercial	2,316
19 unit condominium	133

Of the three uses analyzed, the residential use will have the least impact upon traffic generation. The other uses will have a substantial negative impact on Village Boulevard traffic flows which already experience periods of F service levels during afternoons of the peak month.

Environmental - This General Plan amendment will reduce the amount of allowable land coverage from 70 to 50%. This will reduce the area of disturbance and provide for retention of more of the existing characteristics. Approval of this amendment would necessitate the approval of a specific development plan of more than 4 units. Review of this project will provide TRPA the opportunity to insure the design and placement of adequate erosion and drainage control devices. The preceding impact analyses indicate that a residential use will create less traffic and air quality problems.

Visual - The General Plan amendment will reduce the allowable height from 40 to 35 feet. Land coverage will also be reduced. The preliminary plans for the project show the proposed buildings being located off of the street with the retention of trees for visual screening.

Subregional - This amendment will reduce the total amount of General Commercial property available in Incline Village. The applicant's representative has indicated that this property would be used as a restaurant site if the amendment is not approved. Due to the approval of Third Creek Inn and condominiums adjacent to the south, this piece of General Commercial is no longer a functioning part of the commercial core area of Incline. It has become isolated by residential properties. In fact, this property and the one to the west represent a spot zone of commercial surrounded by residential uses.

#### Recommendation

The Staff recommends approval of the requested amendment to reclassify the subject 1.9 acre parcel from General Commercial to High Density Residential. Staff recommends that an implementing ordinance be prepared.

Advisory Planning Commission Action

At a public hearing on April 9, 1980, the APC voted unanimously to approve the requested amendment. The applicant's representative was advised that when the development proposal comes before the Agency in the future, sewage treatment capacity and water availability would be major concerns.

4/15/80

SUNTREE VILLAS  
GPA: GC-HDR  
WASHOE COUNTY

SUNTREE VILLAS

SR.28

Tahoe Blvd.

