

**TRPA
APC
PACKETS**

**APRIL
1980**

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NOTICE OF MEETING OF THE
ADVISORY PLANNING COMMISSION OF THE
TAHOE REGIONAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN that on April 9, 1980 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 Advisory Planning Commission 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 1, 1980

By: *Philip A. Overeynder*
Philip A. Overeynder
Executive Director
Tahoe Regional Planning Agency

PHOTO
10-08-80

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

April 9, 1980
10:00 a.m.

PRELIMINARY AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III DISPOSITION OF MINUTES

IV PUBLIC HEARING

- ▷ General Plan Amendment to Reclassify 1,877 Acres (Sun Tree Villas)
Located at the Northeast Corner of Northwood and Fairway Boulevards
In Incline Village, Washoe County, from General Commercial to High Density
Residential (Property Owned by E. Stevenson and P. Barnes)

V PUBLIC WORKS

- ▷ A. Incline Village/Crystal Bay Visitor and Convention Bureau,
Incline Village Community Center and Pool Complex, and Building
Height Variance, Washoe County
- ▷ B. Sierra Pacific Power, 60-120 KV Line Rebuild, Truckee to
Kings Beach, Placer County
- C. Douglas County Sewer Improvement District No. 1, Wastewater
Treatment Plant Improvements

VI PLANNING MATTERS

- A. Land Use and Subdivision Ordinance Amendments Relating
to a High Density Apartment Land Use District, Timesharing,
and Condominium Conversions
- B. Status Report on the 208 Plan
CLEARINGHOUSE

VII REPORTS

- A. Public Interest Comments
- B. APC Members

VIII RESOLUTIONS

IX CORRESPONDENCE

X PENDING MATTERS

XI ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

*APPROVED

A- 18 UNITS

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

GEO. UNIT E-2: OUTFORTH, TILL
GRP 3: LOW HAZARD

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 18 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. ALLOW. L.C. 30%.

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 compared¹ 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.

△
 COMPARISONS

Use	Maximum Use	Water Use AF Annually	Sewage Generation	
			GPD	AF Annually
Existing Zoning	GC 150 seat restaurant	5.8 ¹	4,363	4.9
	GC Small commercial complex ²	1.5	1,130	1.27
	GC IVGID estimate ³	1.4	1,060	1.19
Proposed Zoning	HDR 19 unit condominium	2.85 ⁴	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
 APR. 15,000 15 ft

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

126 VTD

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.

(REMOVE)

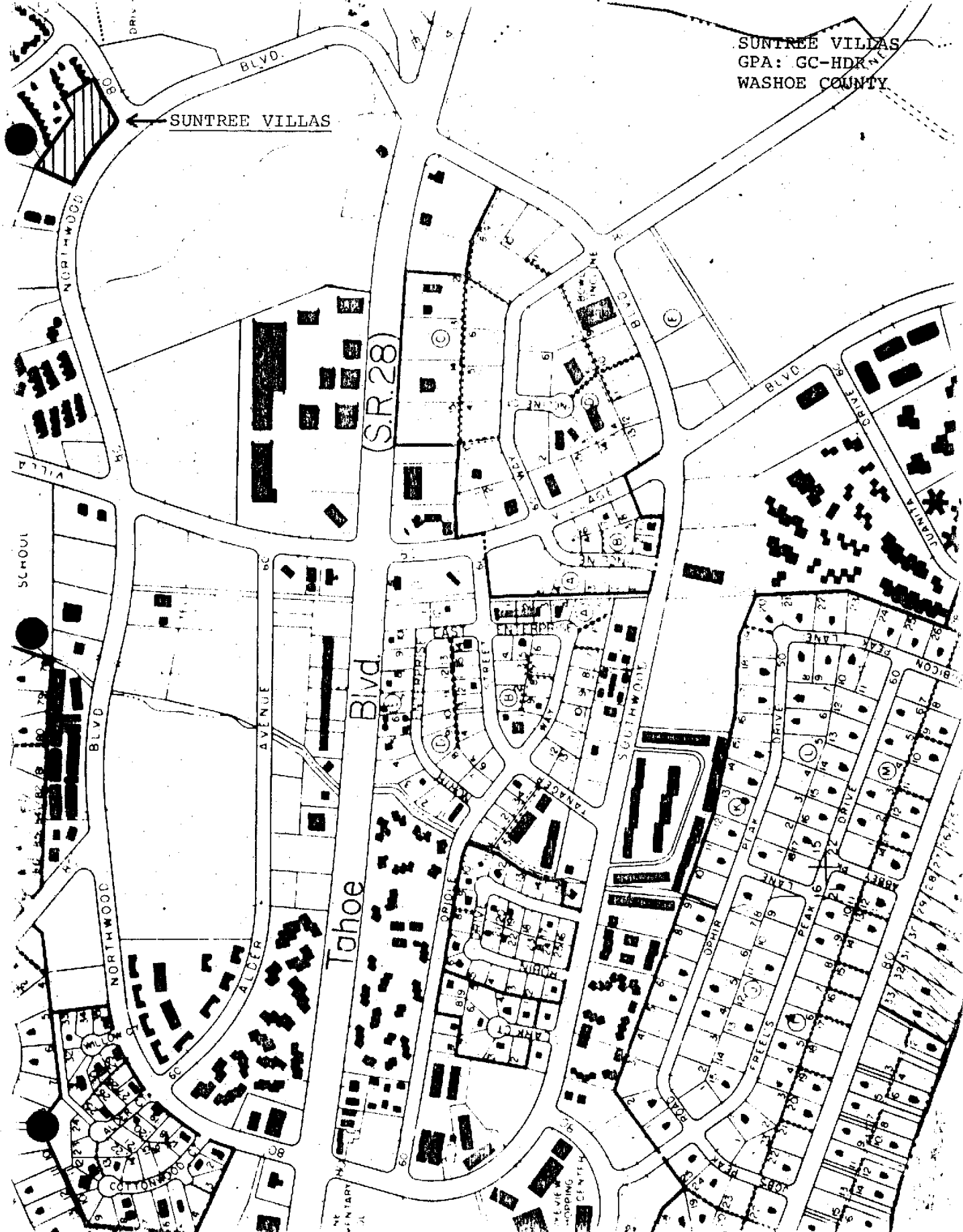
Subregional - This amendment will reduce the total amount of General Commercial property available in Incline Village. (The applicant's representative has indicated that this property would be used as a restaurant site if the amendment is not approved.) Due to the approval of Third Creek Inn and condominiums 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.

SUNTREE VILLAS
GPA: GC-HDR
WASHOE COUNTY

SUNTREE VILLAS



BLVD.

DRIVE

NORTHWOOD

VILLA

SCHOOL

BLVD

NORTHWOOD

AVENUE

Lahoe Blvd

(S.R.28)

BLVD

ORIO

STREET

WALKING CENTER

SHOPPING CENTER

SOUTHWOOD

DRIVE

DRIVE

DRIVE

BLVD

DRIVE

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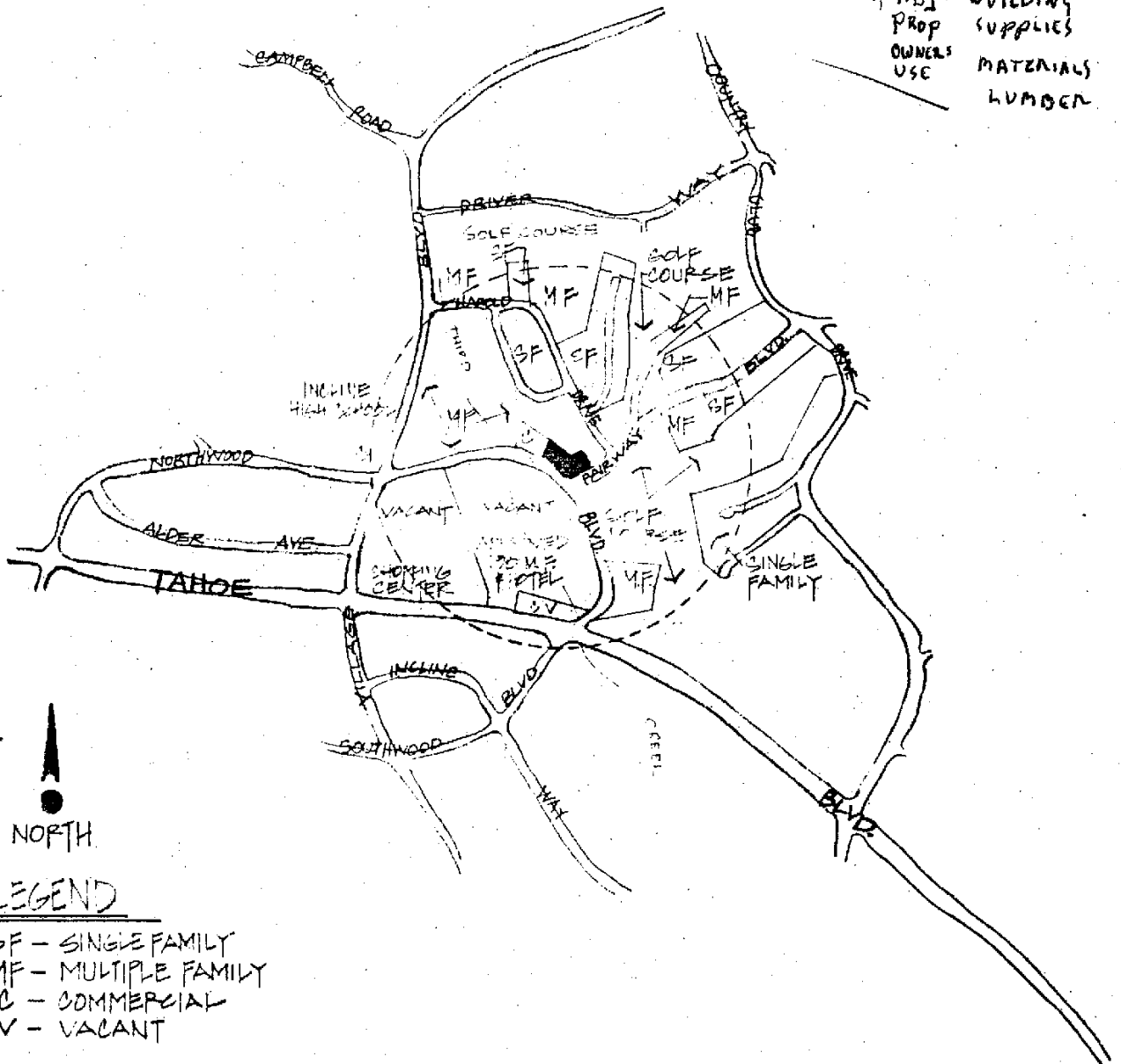
DRIVE

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DRIVE

ADJ. PROP OWNERS USE
 BUILDING SUPPLIES
 MATERIALS
 LUMBER



LEGEND

- SF - SINGLE FAMILY
- MF - MULTIPLE FAMILY
- C - COMMERCIAL
- V - VACANT

SUNTREE VILLAS
EXISTING LAND USES
SURROUNDING AREA

NOV 20, 1978

JOHN
SHEPHERD

BUILDOUT 3,190

AUTH. 2725

UNIMPROVED REC. PROP. 11.7 AF

19 M. GAL.

S/F

464.

POTENTIAL OTHER PUB SERV. - 59 AF

453,700 GA.

POOL MAINTENANCE

1000 GAL/DAY.

TOT. H₂O USE:

AREA 5 SFD AVEN C - 70,500 - 5 HOMES

MU 56160 - 8 CONDOS

W 1.74 MGAL 4.1 AF - 1.4 = 2.7 FOR ALL FAC.

S 1.05 MGAL - 3.2 AF

EXIST. APP. EXPIRES : ~~50~~ JULY 26, 1980

✱

TRAFFIC CROSSING ON 28 FOR
KIDS

MINUTES &

SUMMARY OF

APC DISCUSSION

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

D w o P

Incline Village/Crystal Bay Visitor and Convention Bureau,
Incline Village Community Center and Pool Complex and
Building Height Variance, Washoe County

Summary

The applicant, the Incline Village/Crystal Bay Visitor and Convention Bureau is requesting approval of a relocation of a swimming pool and community center complex previously approved by the Agency near the Incline Village golf course. The revised location of the project is on the north side of Incline Way adjacent to the proposed middle school. The project utilizes part of a 20.6 acre parcel (Assessor Parcel No. 127-030-01) owned by the District. The project is to be funded by Washoe County and the Reno/Sparks Convention Authority and operated by the Incline Village GID. This project is an adjunct to the middle school and ball field projects previously approved by the Agency.

The proposed project consists of a 25,000 square foot enclosed 50 meter long, 8 lane covered indoor/outdoor swimming pool joined to a 3-story building at the north. The lower floor of the 3-story building will house support facilities, i.e. lockers, showers, administration and recreation rooms, for the pool complex. The two upper floors will be for building entry, meeting rooms, and multi-use rooms. A total of 201 parking spaces are proposed, 100 on the pool site and 101 on the middle school site.

Existing Environmental Setting

The site is presently heavily forested along Incline Way. The vegetative cover consists of a pine and fir overstory and a manzanita and squaw carpet understory. There are 217 identified trees with a diameter of over 6" located within the area of disturbance. The property slopes to the east to a depression bordering Third Creek which runs along the east side of the property. The applicant's plans delineate the boundaries of the 25 year, 100 year flood plains and the boundaries of the stream environment zone. The applicant has modified the location of the parking and the pool building to eliminate encroachment into the stream environment zone. There is existing fill material on the rear of this site. This fill will be removed as part of this project.

Land Use Classification

The project area is currently classified as Tourist Commercial and Recreation. The Agency has initiated public hearings to reclassify this property to Recreation. The proposed project would be a conforming use under either land use classification.

Land Capability

The project area's soil type has been identified as IsC, Inville, stony, coarse, sandy loam with 2 to 9% slopes, land capability 6, allowable land coverage up to 30%. Previous approvals including the athletic fields and middle school have utilized approximately 12.6% of the allowable land coverage. With the proposed project, the total land coverage for the 26.6 acres, which includes all three projects, is 21%.

Surrounding Uses

The project is to be located on the southeast fringe of the central core area of Incline Village in an area that borders High Density Residential subdivisions. The pool site

ITEMS OF CONCERN

- 1) WATER WILL SERVE LETTERS SHOULD BE VIALBE
EXPEDITE CONST SO DONT WAIT
TIL 18 MO EXPIR.
- 2) GRND WATER LEVELS - SOILS ANALYSIS
- 3) PED SAFETY IMP. BIKE AND PED. SAFETY
- 4) height:

is bordered on the north by ball fields, on the west by the middle school, on the east by Incline Village Park and on the south by McCloud Condominiums. Virtually all commercial property, high density housing, transient housing, public services, schools, and recreation facilities are located within 1 mile of the project site.

Height

The maximum permitted height in Recreation is 35 feet. The average height of the 3-story building and pool enclosure is 53 feet. Due to the excess height associated with this building, a variance to the height limit in the Recreation district must also be granted.

Grading

The construction of this project will result in substantial grading and land disturbance on the site. The pool support facilities located on the basement floor will have a finish floor elevation approximately 11 feet below natural grade on the north side. As proposed, the second floor of the building will be the main entry floor. The pool enclosure will be located to the south of the 3-story structure. There will be substantial excavation associated with the construction of the 50 meter pool. Surface grading and clearing will need to be done to provide for the onsite parking spaces. The applicant has submitted a grading plan which coordinates these improvements with those of the middle school and the ball fields. As proposed, this project will not result in any disturbance to the stream environment zone located east of the pool.

Slope Stabilization

The applicant has submitted a slope stabilization plan identifying the location and extent of cut and fill slopes associated with the project. This plan coordinates the plans of the middle school and the ball fields where interfaces occur. The major exposed slope will be adjacent to the ball fields north of the pool building. This slope will have a maximum height of 10 feet. This slope will be layed back to a 2:1 slope and rock riprapped. Other cuts and fills associated with the parking area will be minor and will be revegetated and rock riprapped. The excavation for the building will be back-filled to reestablish natural grade.

Drainage

The applicant's plans show conceptual drainage facilities designed to collect all stormwater runoff generated by a 2 year 6 hour storm and to allow for infiltration on site. The pool enclosure will be covered with a retractible fabric cover which will slope from north to south. Drainage is proposed to sheet flow off the pool cover into a concrete gutter at the roof line. This gutter will be heated and will direct drainage into a downspout and into a collection basin located south of the pool deck. Drainage from the pool deck will be directed into an infiltration trench adjacent to the deck. The roof line of the 3-story structure slopes to the north. Drainage from the roof line is proposed to be collected in an infiltration trench located adjacent to the north wall. The north wall will have a basement floor elevation 11 feet below natural grade. To avoid water seepage problems

along this wall, the applicant has designed an overflow connection to carry drainage away from the building and into another infiltration trench. Drainage emanating from the paved surfaces is proposed for collection in infiltration trenches located at the edge of paving.

Drainage from the upper parking area will be directed into a drop inlet for treatment in the same collection basin as the roof line drainage. Drainage from the north parking area will be collected in an infiltration trench located on the west side of this parking area. The project proposes a bus pull-out area on Incline Way in front of the project site. To provide room for this improvement, the applicant will alter the course of the existing road-side drainage ditch and provide rock riprapping. CMP culverts will be provided at the entry and egress points. Snow storage areas have been identified and infiltration trenches around these areas proposed.

Traffic

The project has had a traffic evaluation study prepared by the firm of Creegan & D'Angelo, consulting engineers. As part of this application, Agency staff requested that a traffic evaluation be done based upon the entire project area including the middle school and the athletic fields. Calculations were derived for all three projects in this area estimating peak day and hour volumes, average annual volumes, and peak 8 hour volumes.

The middle school is anticipated to have most of its traffic generation occur during school hours five days a week during the months October to June. The total estimated daily trip generation is 211 trips per day. Use of the athletic fields will occur mostly in the evening after 3:00 p.m. during the week and on weekends. The middle school and the athletic fields will probably not result in extended periods of concurrent peak generation due to different use characteristics. What will occur from this dual use is average increases to traffic loads in the area over extended periods of time. Traffic generated by the school will be replaced by traffic from the athletic fields during the week in the spring and fall months. During the summer months, the school will be closed and will not add to daily traffic. During the summer months, the accumulation of traffic will be due to the concurrent use of the ball fields and the proposed pool complex. The pool complex is anticipated to generate 823 trips on a peak summer weekend day. This combined with the trip generation from the athletic fields of 160 peak summer weekend day will result in a total trip generation from the site of 983 vehicle trips on a peak summer day. Winter peak summer day generation is a function of the concurrent use of the middle school and the pool site. The applicant's report does not evaluate peak traffic generation for winter. Due to the relative staggering of peak traffic generation from each project, the total traffic from the site will not result in periods of traffic congestion. However, these three projects will substantially increase the average traffic loads in the area over that currently existing. In the submitted report, the applicant estimates the traffic flows at adjoining intersections around the project. Based upon a peak day generation of 983 vehicle trips, traffic movements through these intersections were estimated.

CROSSING & INTERSECTIONS

* SHUTTLE FROM CHATEAU
* DEPTH OF GROUND WATER

4/1/80

Incline Village Community Center and Pool Complex
Page Four

	<u>Location A*</u>	<u>Location B</u>	<u>Location C</u>
Current Traffic	2,500	1,850	1,200
Proj. Generation	<u>540</u>	<u>185</u>	<u>125</u>
Total	3,040	2,035	1,325

*see attached map

These increased loads will be spaced over different time periods resulting in average daily traffic loads over that currently existing. At this time, the roads in the area have the remaining capacity to handle these loads. The primary intersections surrounding this project are controlled by stop signs which can effectively control interactions resulting from intermittent traffic flows. As these flows are increased, greater interaction control may be needed both for traffic and pedestrian safety. This project will result in both pedestrian and bicycle traffic. Due to this fact, improved intersection control other than that provided by stop signs may be needed. No intersection improvements are proposed at this time. Though not specified, this group of projects should provide pedestrian striping at nearby intersections.

Air Quality Impacts

Ambient air quality data collected for the years 1976-1978 indicate that no Nevada ambient standards have been exceeded in the study area. Utilizing estimated vehicle generation figures and computing average emission levels from vehicles, concentrations at certain specific locations were evaluated. The analysis included only CO emissions and did not evaluate hydrocarbons or suspended particulates. Below is a table regarding CO emissions at the three evaluation sites:

Location	Maximum 8 Hour		Peak Hour	
	Total	Project	Total	Project
A	0.28	0.02	1.45	0.12
B	0.18	0.01	0.66	0.02
C	0.11	0.02	0.40	0.02

The project is anticipated to provide sufficient parking, adequate loading and discharge points, provide sufficient driveways to prevent excess congestion and idling time. The applicant is also assuming that coordination of this project with the proposed bike trail system for Incline will encourage walking and bicycle use. For peak activities, a busing system has been indicated which will bus participants to the project. Agency staff has received documentation indicating that this will be implemented. Based upon the above considerations, it is concluded that the air quality impact of the project will be minimal.

Water and Sewer

This project was previously approved by the Governing Board. That approval anticipated the use of approximately 453,300 gallons of water to fill the pool (1.4 Acre Feet) plus that amount used daily. As an example of the potential

alternative uses of this quantity of water, IVGID's water analysis indicates that a 1.6 acre commercial project serviced with a 1.5 inch water line will utilize approximately 1.39 Acre Feet of water in a year. In the opinion of TRPA legal counsel, this relocation does not affect the commitments for water at the new location. This application affects the location of an existing commitment, not the commitment itself. In view of the existing water situation in Incline Village, if this were a new proposal, staff would be concerned with the effect of this proposal on the water supply in Incline Village.

Required Actions

Due to the excess height of the building, a variance to allowable height must be granted by the Agency. To approve this variance, the following findings must be made:

1. that the provision has been made for protection from fire hazards and against aviation accidents;
2. that consideration has been given to the protection of view and to the character of the neighborhood;
3. that proper provision has been made for light and air; and
4. that such greater height will better promote the protection of the environment in the area.

The building is designed in accordance with the standards of the State of Nevada regarding building and fire safety.

The building is partially underground so that the full effect of the height of the structure is partially mitigated. The building has been designed to blend as much as possible into the existing environment. The main reason for the additional height is to provide the required structural characteristics for proper functioning of the retractable pool cover. The pool area will be covered with the pool cover during the winter months; the rest of the time, the cover will be retracted. The building has been designed to provide adequate light and air flow. The building has been sited so that some visual screening is present. Existing trees to remain are approximately 70 to 80 feet in height. The building will not project above the existing tree line. To provide the same facilities without using the additional height, greater land coverage and encroachment into the stream environment zone would occur. Recognizing the excessive bulk of this facility, the applicant has sited it to minimize visual impacts.

Compatibility With Master Plan

IVGID has prepared a report entitled "Incline Village Park Master Plan" which has not been formally adopted by TRPA. The master plan for park development indicates that the subject 26.6 acre parcel would be the site of the middle school, athletic fields, performing arts center and related parking facilities. The Agency has approved the middle school and athletic field projects in their approximate locations as shown on the master plan. However, the proposed community pool project is located in an area shown as the performing arts center in the master plan. Relocation of the pool complex to the proposed location raises questions with regard to the location of the performing arts center if the facility is eventually to be constructed by IVGID.

CONTIN. TO MAY
WAIVE 60 DAYS
WAIVE FEES

D w o P