

**TRPA
GOVERNING BOARD
PACKETS**

**AUGUST
1980**

Phil O.

August 1980


NOTICE OF MEETINGS OF THE
TAHOE REGIONAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN that on August 27, 1980, at 8:45 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 the last quarter of Fiscal Year 1979-80.

NOTICE IS FURTHER GIVEN that on August 27, 1980, at 9:00 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: August 15, 1980

By:


Philip A. Overeynder
Executive Director
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

August 27, 1980
9: 00 a.m.

NOTE:

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 8:45 a.m. in the TRPA office prior to the regular meeting. The purpose of said meeting is to discuss the last quarter of Fiscal Year 1979-80.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR - *Pull CALENDARS ON CITY REQUEST*
- V PUBLIC WORKS

Douglas County Public Works Department, Clean Lakes Grant
and Erosion Control Project for Kingsbury Grade

PAO

VI AGENCY REVIEW

- A. Jim Hite, Variance to Rerecord a Parcel and Retain Grandfathered Coverage, Washoe County
- B. Dan Monen, Replacement of Nonconforming Land Coverage and Variance to Section 9.30 of the Land Use Ordinance, Douglas County

GW B

OFF

VII PLANNING MATTERS

- A. Status Report on Water Availability and Sewage Capacity by the Incline Village General Improvement District
- B. Request by Keep-Crystal-Bay-Clear Committee to Develop Plan for Gasoline Storage and Dispensing Facilities on Piers

PAO - RELATE TO APPL. FINDINGS
- KERM II

- GWB

VIII REPORTS

A. Appeals

- 1. Request by Zephyr Cove Homeowners Association to Appeal the U.S. Forest Service/Travel Systems, Inc. Shorezone Permit for a Fueling Dock at Zephyr Cove, Douglas County

CAF

B. Enforcement

- 1. Summit Village Master Plan for Parking, Drainage and Revegetation, Douglas County

GW B

*2. J. Farnhall, Appealing staff decision not to place on G.B. Agenda
Local Public Road Detorm*

2. Tahoe Boat Company, Status of Application for Marina Modifications and Posting of Bond, Placer County
 3. Mt. Brook Station, Conformance With Previous TRPA Approval for a 64 Unit Apartment, Washoe County
 4. Pinewood, Conformance With Previous TRPA Approval for a 24 Unit Apartment, Washoe County
 5. Tahoe City Public Utility District, Star Harbor Athletic Fields, Placer County
 6. Sierra Boat Company, Status of Compliance With Conditions of Approval, Placer County
 7. Bitterbrush (Ski Way/Tahoe Chaparral), Conformance With TRPA and Washoe County Approvals
 8. Other - *sign ordinance*
- C. Status of Research on Pending Litigation to Establish Planning Authority for the Tahoe Basin

GWB
JPD
JPD
GWB
GWB
PAO J

- D. Executive Session
- E. Executive Director Report
- F. Legal Counsel Report
- G. Governing Body Members
- H. Public Interest Comments

FINANCE COMMITTEE REPORT

~~AGENDA ITEMS FOR SEPT~~ ~~TARON SLOTT~~ ~~FINANCIAL~~

- EPA Funding Request - Status ~~THAT CENTER~~

- Payment from D.C. - Thank you

- Mtg. Dates - Nov 3rd Meeting Wednesday
Dec.

IX ORDINANCES

Second Reading of Ordinance Amending the Regional Plan to Reclassify Four Lots Owned by Douglas County from High Density Residential to Recreation

- X RESOLUTIONS
- XI PENDING MATTERS
- XII CORRESPONDENCE
- XIII ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>
George Osborne, Administrative Permit for Additional Land Coverage, Washoe County	Approval
Caltrans, Emerald Bay Slide Area Slope Stabilization, El Dorado County	Approval

- Pull of City's REQUEST

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

George Osborn
Administrative Permit for
Additional Land Coverage
Section 8.25(4) of the Land Use Ordinance
Washoe County

Project Location and Description

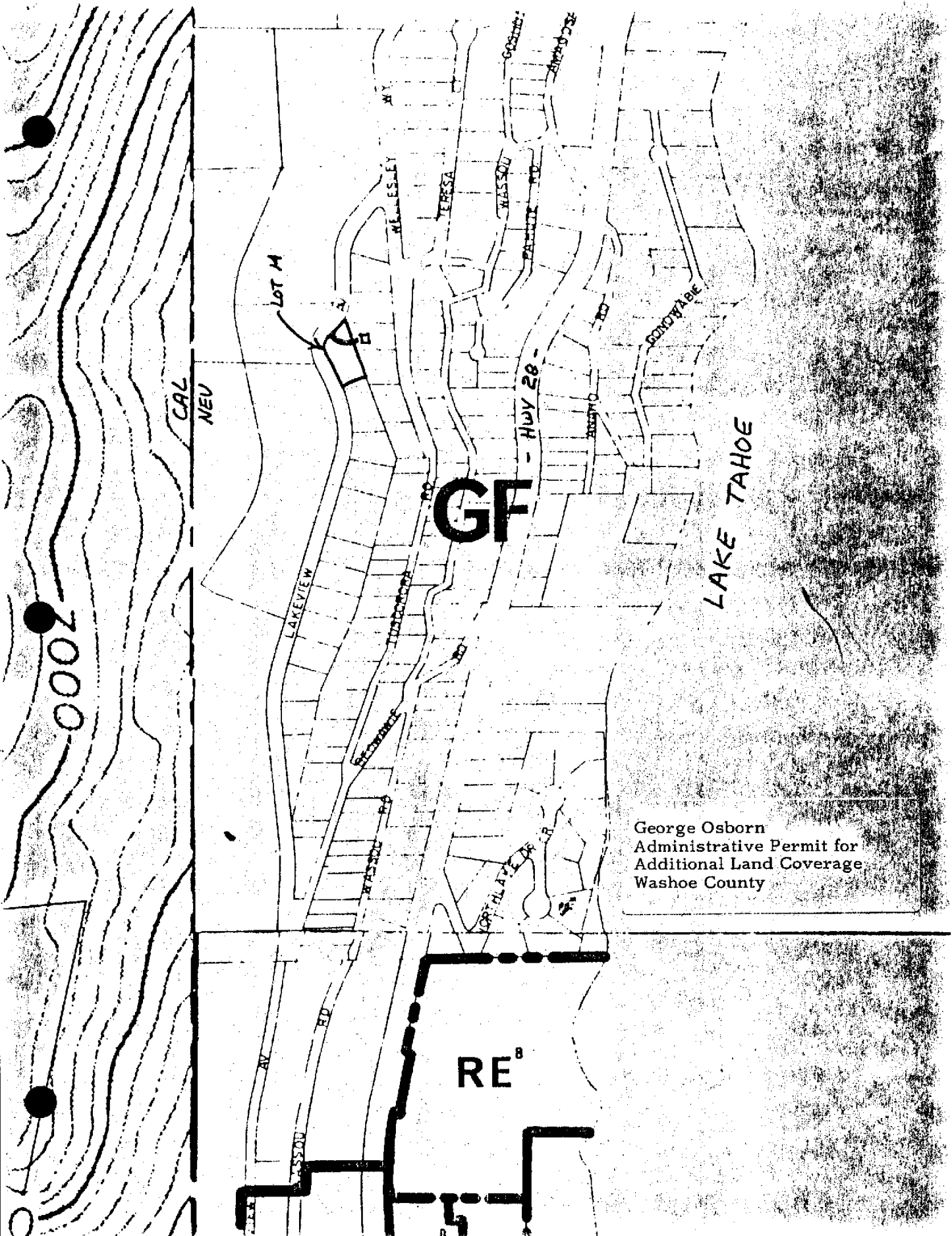
In order to construct a single family dwelling on Lot 14 of Cal-Neva Highlands #2, the applicant is requesting a permit for additional land coverage. As permitted under Section 8.25(4) of the Land Use Ordinance, an applicant may receive additional land coverage if it is to be created in connection with an easement to an adjoining property and was recorded prior to February 10, 1972.

Agency staff finds that there is an easement recorded in 1967 on the existing driveway which serves a house on the adjoining property. The subject parcel is zoned General Forest and therefore qualifies for an administrative permit for the total coverage (1,124 square feet) associated with the easement.

Recommendation

Agency staff recommends that the administrative permit for 1,124 square feet of additional land coverage be approved.

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George Osborn
 Administrative Permit for
 Additional Land Coverage
 Washoe County

RE^B

GF

Hwy 28

LAKE TAHOE

CAL
NEU

LAKEVIEW

MENDOCINO

WESLEY

TERESA

WASSOU

PARMIT

CONDYLE

LOT 14

2000

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Caltrans
Emerald Bay Slide Area
Slope Stabilization
El Dorado County

Project Location and Description

During the winter of 1979-80, heavy winter storms caused an earth slide to occur below State Highway 89 in El Dorado County, Post Mile 17.70. The entire slide mass has moved away from and below an existing rubble masonry retaining wall to the lake's edge spilling below 6229.1 (Lake Tahoe Datum). The slide is highly visible from Highway 89 traveling north. Access to the California Division of Parks facility at Vikingsholm crosses the slide area at three points. These accesses have been reopened for use during this summer.

The project lies within an area that is highly susceptible to earth slides and rockfall hazards as stated in the TRPA Natural Hazards Report on the Lake Tahoe Basin. In 1953, a rock slide occurred in fractured granitic rock along a road cut at Emerald Bay. During the winter of 1955-56, a second slide occurred at this location and at least 200,000 cubic yards of material slid onto the road and into Emerald Bay.

Concern by the TRPA staff on yet another slide area at Emerald Bay has caused District 3 of Caltrans to bring this proposal to the Agency for review. The project addresses four major concerns:

1. Emergency stabilization of the Highway 89 section above the slide area.
2. A new drainage system to redirect surface and subsurface drainage away from the slide area and into an energy dissipator.
3. Provision for temporary siltation treatment to prevent additional sediment from the slide area from entering the lake.
4. A firm commitment in writing that permanent repairs will be made next year including:
 - a. restoration of earth slide area by mechanical and vegetative means;
 - b. installation of a permanent sedimentation basin.

Findings

It has been determined that the earth slide was caused by subsurface saturation. The large volume of water moving through the subsoil and the associated pore pressures resulted in a mudflow type of failure. The entire slide mass had moved away and below an existing masonry retaining wall to the lake's edge. The slide movement has left an unsupported, near vertical soil slope beneath the retaining wall. The slope is approximately 8 feet high and 110 feet in length. It forms the top of an evacuated trough

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that continues downslope 200 to 300 feet. This trough gradually becomes the mass of the slide debris and disturbed ground which extends to the water's edge. The soil underlying the foundation of the rock wall supporting Highway 89 will require erosion protection to prevent its loss and subsequent failure of the wall and the highway itself. Because of the nature of the slide, most material as it now exists is relatively stable and chances for revegetation of the site are promising compared to other slide sites in the area.

Recommendation

Staff recommends approval of the Caltrans project proposal provided a firm commitment in writing be supplied stating that permanent repairs will be made next near to include:

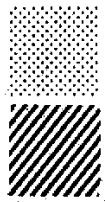
- restoration of the earth slide area by mechanical and vegetative means; and
- installation of a permanent sedimentation basin.

Staff will be working with Caltrans in the future on permanent methods to prevent future earth slides and rock falls in this highly susceptible area.

Advisory Planning Commission Action

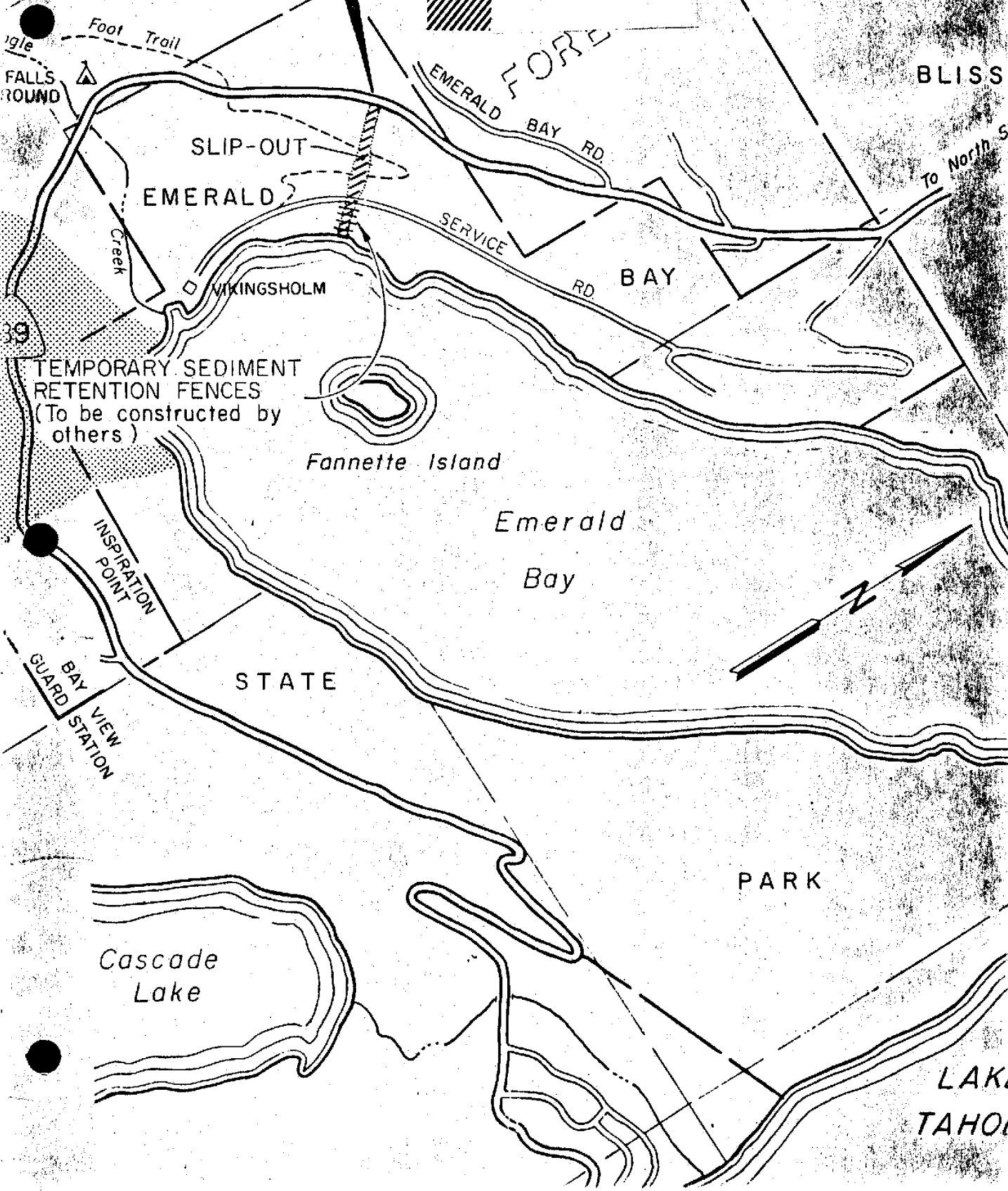
On August 13, 1980, the APC voted unanimously to support the Caltrans project.

PM 17.7



Previous 1953 and 1955 slide area

1979-80 slide area



Foot Trail
Falls Round

SLIP-OUT

EMERALD

VIKINGSHOLM

Fannette Island

Emerald Bay

STATE

PARK

Cascade Lake

LAK TAHOE

TEMPORARY SEDIMENT RETENTION FENCES
(To be constructed by others)

INSPIRATION POINT

BAY VIEW GUARD STATION

EMERALD BAY RD.

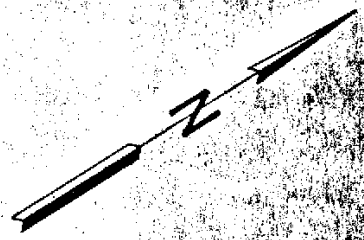
SERVICE RD.

BAY

D. L.

BLISS

To North St



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Public Works
Douglas County Public Works Department
Clean Lakes Program - Drainage and Erosion
Control Project on Kingsbury Grade
Douglas County

Background

On May 28, 1980, the Governing Body reviewed a clearinghouse request by the Nevada Division of Environmental Protection (NDEP) regarding a Clean Lakes Grant application for the Kingsbury Grade area. The proposal consisted of drainage improvements and stabilization of eroding cut and fill slopes along Kingsbury Grade. Based upon the Agency's adopted Water Quality Management Plan and the identification of improvements in the Edgewood Creek Watershed as a high priority area for implementation of remedial erosion controls, the Agency recommended that the proposal be funded by the Environmental Protection Agency (EPA) under the Clean Lakes Grant program. The Agency has since been notified that EPA has approved the grant program to NDEP and Douglas County to provide for the erosion control work.

Project Description

The proposed work will be accomplished in two phases. The first phase will be completed by the Douglas County Regional Streets and Highways Commission during the 1980 construction season. The intent of this work is to immediately stabilize the damage to the roadway and drainage system which occurred during the heavy winter rains of January, 1980. The work will consist of those elements of the overall erosion control and drainage plan necessary to protect the roadway. The second phase of the work would take place in subsequent construction seasons after final design work is performed on the complete project, pursuant to EPA requirements for contracting for Clean Lakes Grants.

First Phase Work - The project entails improvements from the intersection of Highlands Drive and Kingsbury Grade to the summit of Daggett Pass. This includes construction of improved drainage, sediment catch basins and a retaining wall to contain a major fill in an area where a tributary to Edgewood Creek crosses Kingsbury Grade. In addition, a large volume of contaminated runoff reaching the Tahoe Basin from Tramway Drive (outside of the Basin) will be properly redirected to a newly stabilized drainage on the Carson Valley side of the ridgeline. Details and specifications for this construction program will be discussed with Douglas County officials during the Development Review Committee field trip to be conducted on August 6.

Second Phase Work - The second phase of the work to be conducted under the Clean Lakes Program will include stabilization of the creek channel along the middle portion of Kingsbury Grade, revegetation of cut and fill slopes, mechanical stabilization of over-steepened slopes, additional sediment detention barriers and creation of a drainage pattern as generally recommended in the Agency's 208 Plan.

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Douglas County Public Works
Clean Lakes Program - Kingsbury Grade
Page Two

Advisory Planning Commission Action

At its regular meeting on August 13, 1980, the APC voted unanimously to approve the project.

Recommendation

Agency staff recommends that the project be approved subject to staff approval of final construction drawings and specifications.

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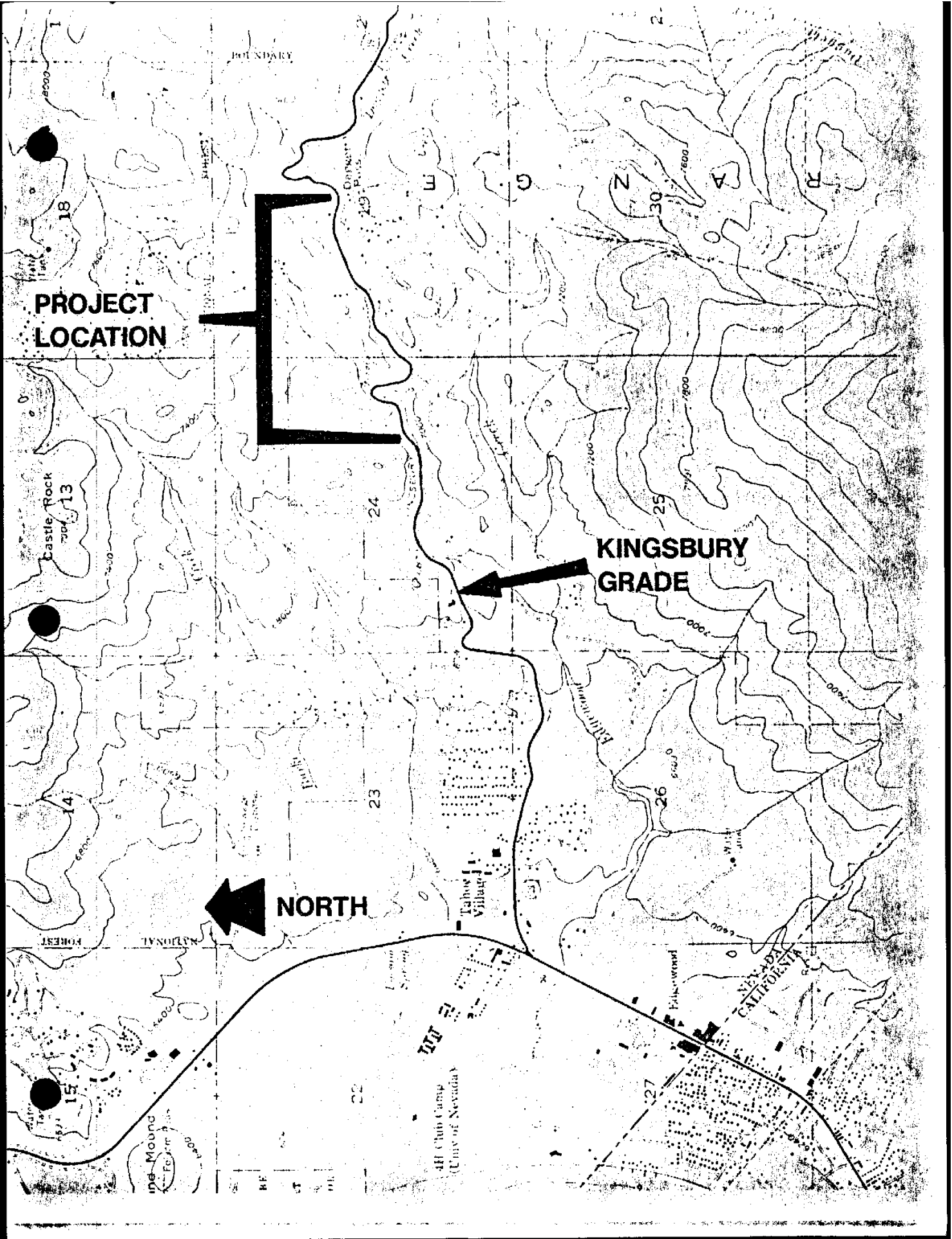
**PROJECT
LOCATION**



**KINGSBURY
GRADE**



NORTH



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

James Hite
Variance to Rerecord a Parcel and
Retain Grandfathered Coverage
Washoe County

Agency Action Required By: October 3, 1980

Project Location and Description

The applicant is requesting a variance to Section 9.31 of the TRPA Land Use Ordinance to rerecord 3 lots (lots 3, 4, and 5 of Incline Village Unit 2) into 1 parcel and retain 6,000 square feet of the 9,600 square feet of "grandfathered" coverage now permitted on the 3 lots. The rerecording is required by Washoe County in order that the applicant may reconstruct one single family dwelling across the now existing property lines.

The subject property is located at the northern end of Marlene Street in a high hazard land capability district that limits newly created parcels to 1% land coverage. The TRPA Low Density Residential land use district would permit the recordation of parcels one-quarter acre or more. Agency staff finds that the proposed variance will result in a reduction of permitted units and permitted land coverage and that the findings outlined in Section 8.34 of the Land Use Ordinance can be made.

Recommendation

Agency staff recommends approval of the variance request subject to the following conditions:

1. Prior to recordation of the map, TRPA staff shall review and approve a building envelope for the proposed structure. The map shall also indicate a maximum permitted land coverage of 6,000 square feet.
2. This approval shall expire within 18 months unless the final map has been recorded.

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