

**TRPA
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PACKETS**

**JANUARY
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 January 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: January 2, 1980

By: Philip A. Overeynder
Philip A. Overeynder, Manager
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue
South Lake Tahoe, CA

January 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 WORKS
 - A. South Tahoe Public Utility District, Sewer Line Installation at Fallen Leaf Lake, El Dorado County
 - B. Tahoe City Public Utility District, Phase IV Bike Trails, Placer County
- V CLEARINGHOUSE
 - A. Heritage Conservation and Recreation Service/Incline Village General Improvement District, Incline Village Park Athletic Field, Washoe County
 - B. U.S. Environmental Protection Agency/Incline Village General Improvement District, Incline Lakes Facility, Washoe County
 - C. U.S. Environmental Protection Agency, Draft Environmental Impact Statement, Proposed Wastewater Treatment Facilities, South Shore, Lake Tahoe Basin
- VI PLANNING MATTERS
 - A. Land Use Ordinance Amendments
 - 1. High Density Apartment Land Use District
 - 2. Standards for Timesharing, Interval Ownership Condominiums
 - B. Subdivision Ordinance Amendments Relating to Condominium Conversions
- 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

Public Works
South Tahoe Public Utility District
Sewer Line Installation at Fallen Leaf Lake
El Dorado County

Summary

The South Tahoe Public Utility District proposes to construct approximately 5,800 linear feet of sewer collection lines at the southwest end of Fallen Leaf Lake in order to service 39 existing recreational residences. The residences are currently under special use permit on lands administered by the U.S. Forest Service, Lake Tahoe Basin Management Unit. The project will result in exportation of sewage as required by the Porter Cologne Act and will eliminate a potential source of water quality degradation.

Individual service lines ranging in length from 30 to 60 feet will be the responsibility of the permittee and all residences will be required to connect to the system. All residents will be required to participate in the system as a condition of the Forest Service permit. The sewage treatment capacity to serve the residences will be provided from that which is reserved for the U.S. Forest Service. The collection system is designed to operate only on a seasonal basis since the Forest Service permits do not allow permanent residents.

Previous Approvals

The Agency conditionally approved the Fallen Leaf Lake Sewer System as proposed by the South Tahoe Public Utility District on February 28, 1973. The Environmental Information Report submitted by the applicant at that time included the projected wastewater flows from the currently proposed project but did not include a specific design or financial program to sewer the 39 recreational residences. A supplemental information report, design details and construction documents have been submitted for the Agency's review as part of the current application.

Construction Methods

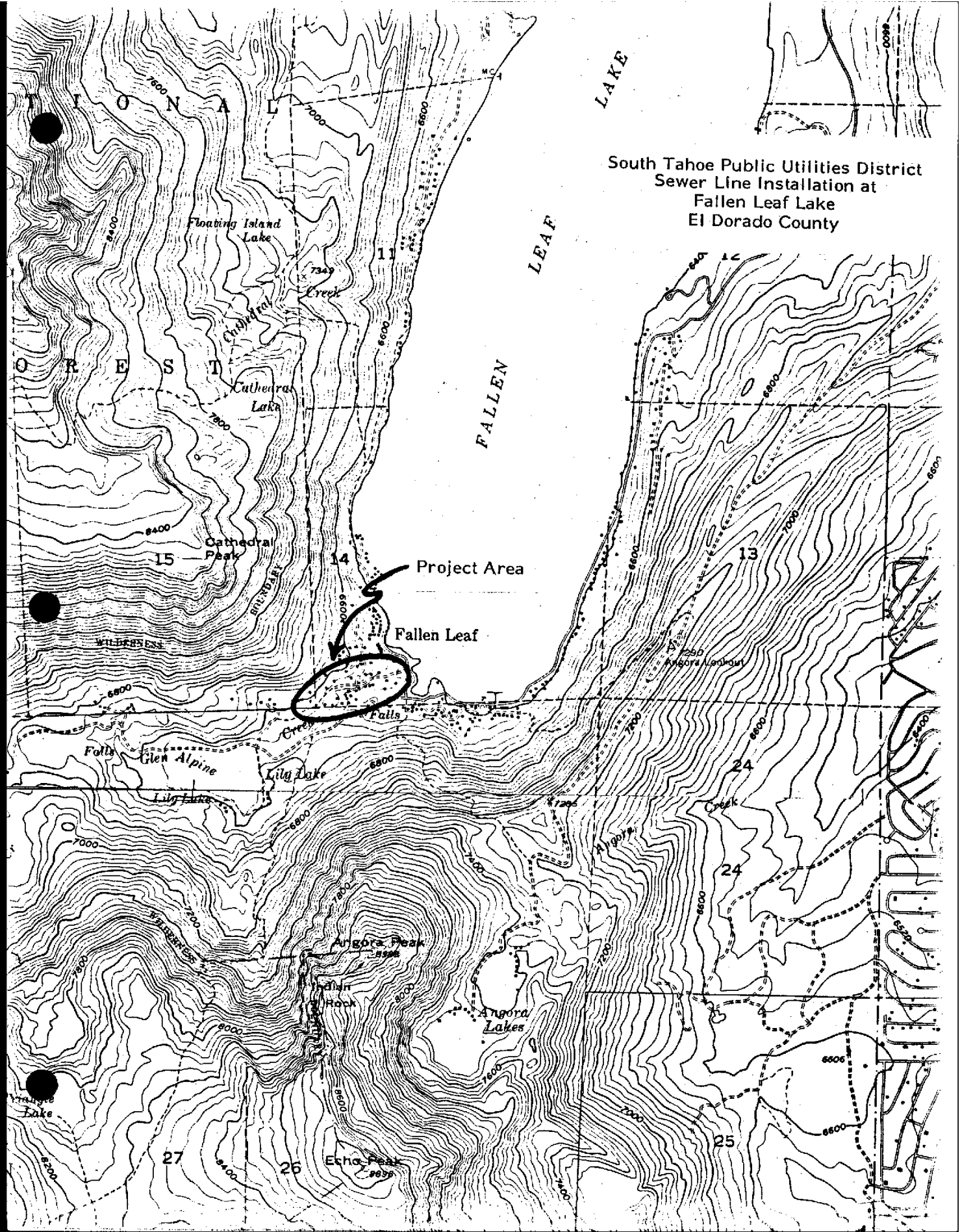
The proposed construction will take place within an area classified as a high hazard geomorphic unit. Although glaciated granitic uplands in this area have a low erosion hazard, construction within the area poses some special problems. The general lack of a soil mantle in which to place the sewer line poses some special problems for restoration of the site after construction. Minimum excavations of 12 inches are proposed because of the rocky character of the service area. In extremely rocky areas, the collection lines will be concrete encased with native rock backfill placed over the concrete. On steep cross slopes, the sewer line will be located at existing grade and will need structural support provided by an anchoring system and the use of iron pipe. Native rock backfill will also be utilized in this area to cover construction scars. The project involves a stream crossing of the sewer line over Celesta Creek.

Recommendation

Agency staff recommends approval of the project as submitted.

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South Tahoe Public Utilities District
Sewer Line Installation at
Fallen Leaf Lake
El Dorado County



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Public Works
Tahoe City Public Utility District
Phase IV Bike Trails
Placer County

Project Description

The Tahoe City Public Utility District proposes to construct approximately 3 miles of bicycle trails in the Tahoma and Homewood areas of Placer County. The proposed Phase IV bicycle trail would link the existing trails in Placer County to existing trails in El Dorado County and would provide for a continuous bikeway from Tahoe City to Sugar Pine Point State Park. The project would minimize an existing safety hazard for nonmotorized vehicle transportation and would encourage the use of alternative modes of transportation to businesses and recreation centers. The project is in accordance with the Placer County Bike Trail Master Plan which when completed will provide for connection of Tahoe City, Sugar Pine Point State Park, D.L. Bliss State Park and Tahoe State Recreation Area. The project includes 20,000 lineal feet of either 8 feet or 18 feet wide bike trail, 2,300 lineal feet of striping and 3 bridge modifications at creek crossings ranging from 50 feet to 100 feet in span.

The proposed bike trail will be constructed within existing county and state rights of way and will be composed of both exclusive bikeways and delineations for bike travel along the highway shoulder of Highway 89. Disturbance of vegetation will be minimized by maintaining the travelled way within existing transportation corridors.

Existing Land Use

This phase of the bike trail system is primarily within a developed portion of the Basin. Existing land use in the immediate vicinity of the project is primarily Low Density Residential with isolated areas of commercial uses including the Homewood area.

Land Capability

The land capability within the project area is classified as land capability level 5. The soils have a slight erosion hazard and moderately high to high runoff potential. The project's proximity to Lake Tahoe and several tributary streams will require erosion control measures outlined in the applicant's information report to be strictly adhered to.

Grading and Vegetation Protection

The alignment selected will closely follow existing transportation corridors. Only minor grading will be required in these areas. Tree removal has been minimized through the route selection and by providing for a meandering trail which will be field located to avoid unnecessary tree removal.

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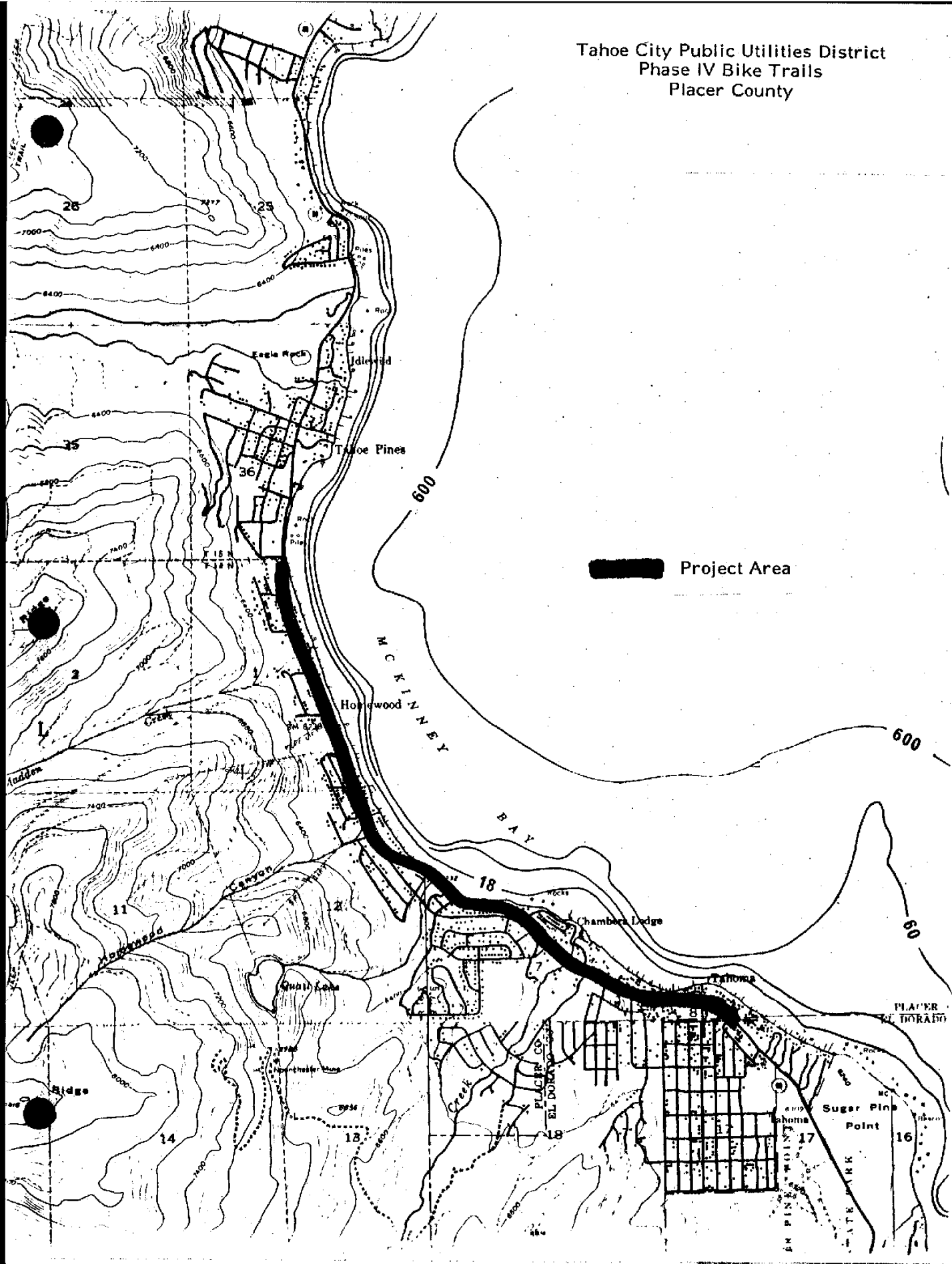
Stream Crossings

The project involves stream crossings on Madden Creek, Homewood Creek, and McKinney Creek. The Homewood Creek crossing will utilize two 36 inch culverts and a grouted rock rip rap base. The McKinney Creek crossing would involve the extension of a headwall over the existing culvert crossing on Highway 89 to provide the additional space for the bikeway. The applicant has not provided calculations on the ability of the proposed stream crossings to carry the 100 year flood. The Agency's Handbook of Best Management Practices recommends that second order streams such as Homewood Creek be crossed by a bridge rather than culverts.

Recommendation

Agency staff recommends approval of the project as submitted with the condition that a bridge crossing of Homewood Creek replace the culvert crossing.

Tahoe City Public Utilities District
Phase IV Bike Trails
Placer County



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Clearinghouse
U.S. Heritage Conservation and Recreation Service
Incline Village Park Athletic Fields
Washoe County

Background

The Agency has received a request for comment on the proposed federal funding of the Incline Village Park athletic fields. The athletic fields and variance to grade within a stream environment zone were reviewed and approved by the Agency at the December, 1979 meeting of the Governing Board. At that time, it was noted that the project was proposed to utilize federal funding from the Heritage Conservation and Recreation Service and would require the Agency's review as a clearinghouse item. The attached staff summary provides information on the athletic fields as approved by the Agency.

Federal Flood Plain Policy

The federal policy with regard to protection of flood plains and related wetlands is embodied in Executive Order 11988 and Executive Order 11990. These companion documents establish the procedures which must be followed in providing for federally financed activities or construction taking place within a flood plain or on wetlands. The prescribed procedure includes an evaluation of the environmental impacts of the activity as well as consideration of alternatives to the proposed activity. Since the athletic fields are partially located within a 100 year flood plain and within an area meeting the definition of "wetlands" and proposes to utilize federal funding, the project would be subject to the requirements.

Recommended Comments

Agency staff recommends that the Heritage Conservation and Recreation Service be notified that the Agency has approved the athletic fields as a public works project with specific findings that the project was found not to be detrimental to the environment of the stream zone and that the proposed federal funding should be subject to the requirements of the above-referenced executive orders.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Public Works
Incline Village General Improvement District
Incline Village Park Athletic Fields
Variance to Grade Within a Stream Environment Zone
Washoe County

Summary

The Incline Village General Improvement District (IVGID) proposes to construct three athletic fields near the intersection of Tahoe Boulevard and Southwood Drive in Incline Village. The proposal is part of the master plan for parks and recreation facilities in the Incline Village area. The proposed facility would be partially shared with the Incline Village Middle School which would be located on a site adjacent to the athletic fields. The Washoe County School District and IVGID would enter into a joint use agreement for the use of the athletic fields and parking facilities. The majority of the parking facilities for the athletic fields would be located on the proposed Incline Village Intermediate School site and would serve the school uses and the athletic fields.

A portion of the project site lies within the stream environment zone (SEZ) and 100 year flood plain of Third Creek. The TRPA Grading Ordinance prohibits grading within an SEZ except in connection with a single family residence, utilities, drainage structures or roadways. A variance to grade within an SEZ is therefore required under the provisions of the TRPA Grading Ordinance.

Land Use

The athletic field site is presently classified Tourist Commercial by the Agency and would accommodate much more intensive uses than those proposed. However, day use areas, such as parks, playgrounds and athletic fields are a specifically allowed use in the Tourist Commercial District. The area adjacent to and to the east of the site is classified recreation and is presently utilized for tennis courts as part of Incline Village Park. Upon completion of the park facilities, according to IVGID's master plan, the athletic fields would form a portion of the park facilities which would stretch in a corridor from Lake Tahoe to Tahoe Boulevard, a distance of approximately 3/4 of a mile.

The IVGID park master plan indicates that certain areas should be reclassified to reflect the proposed recreational use of the property. Agency staff has discussed this matter with the applicant and has recommended that a General Plan amendment be initiated.

Existing Site Conditions

The site of the proposed athletic fields has been partially disturbed as a result of past construction activities in three separate phases (Figure 1). The majority of the site was apparently logged approximately 20 years ago. A substantial portion of the site, consisting of all that area except for a strip approximately 200 feet wide on either side of Third Creek, has been stripped of topsoil for use in construction of the Incline Village golf courses approximately 10 years ago. The central portion of the site has been used intermittently as a site for stockpiling spoil material.

Although seriously disturbed, portions of the site have been substantially restored as a result of natural growth and the stabilization of the West Fork of Third Creek. That portion of the site delineated as Area I on Figure 1 is currently utilized for a construction staging area and for stockpiling fill material. This area remains substantially disturbed.

IVGID

Variance and Athletic Fields

Page Two

The timing of disturbance activities in this area is difficult to establish because of the continuous use as a stockpile area. As recently as August, 1979, Agency staff requested that IVGID confine its activities to existing disturbed areas, since it was found that filling of the SEZ was taking place. Restoration of Area I is therefore highly desirable.

The area delineated as Area II on Figure 1 has been affected by the removal of topsoil. This area is rapidly recovering from previous disturbance activities. Aerial photographs indicate substantial vegetation regrowth has taken place in the last 10 years. A substantial number of seedling lodgepole pines have been established in this area. The shallow root structure of dead trees in this area along with the presence of lodgepole pine seedlings and willows indicates that this area has been subject to a seasonably high groundwater table in the past. A field inspection conducted by the applicant on November 30, 1979 revealed that the groundwater table was at a depth in excess of 10 feet at that time.

Area III on Figure 1 was the least modified by past activities and hence would require the least amount of site restoration. The area is characterized by riparian vegetation such as willows, alders, grasses and lodgepole pines. The topsoil is approximately 2 feet deep and hence the establishment of new vegetation since the area was logged has taken place rapidly.

Stream Environment Zone Delineation

The applicant has identified the distribution of riparian vegetation on the site as well as the delineation of the 100 year flood plain. The 100 year flood plain varies in width from approximately 100 feet to 325 feet and generally includes the areas characterized by riparian vegetation (Figure 2). The Flood Drainage Study prepared by the applicant indicates that the stream flow splits into two channels during flood events. The secondary channel, which accommodates flows which occur from overtopping of the main channel, would be eliminated as a result of the proposed project.

Land Capability and Allowed Coverage

The site is classified as Inville Stoney Coarse Sandy Loam, 2 to 9% slopes, Land Capability Level 6. The site would be allowed up to 30% impervious surface coverage under the recommendations of the land capability system. However, since the site is classified Tourist Commercial, up to 50% impervious surface coverage would be permitted under the provisions of the Land Use Ordinance.

Project Description

The proposed project is the second phase of implementation of a master plan for parks and involves the construction of athletic fields adjacent to the proposed Incline Village Middle School. This phase consists of construction of a baseball field, a softball field, and a field suitable for either soccer or baseball along with related parking facilities for 21 cars and walkways. The facility is adjacent to the proposed Incline Village Middle School which consists of the school building, athletic courts and parking for 100 cars. The athletic fields will be operated under a joint use agreement between the school district and IVGID.

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Baseball Field - The proposed baseball field located at the southerly end of the site will be completely within an area currently used for stockpiling excavated material (Area I). Construction will involve removal of the 17 remaining trees, regrading of the site to create the nearly level playing surface, and installation of a turf area, drainage facilities, and slope stabilization of cut and fill slopes. No modification of the flood plain will occur as a result of construction of this area.

Along with the proposed construction of the baseball field, a substantial portion of the existing stockpiled material would be moved to one of the other playing fields and the area would be stabilized through revegetation. The grading plan indicates the maximum fill slopes for the baseball field to be approximately 8 feet which approximates the current situation in the area. The slope stabilization plan indicates areas to be riprapped and reseeded. All drainage from the playing surface would be collected and infiltrated on site. Overflow drainage would be directed to the adjacent stream zone. The overall condition of this area will be substantially improved as a result of construction.

Baseball and Soccer Field - The proposed combined baseball and soccer field, located in the northwestern portion of the site will be partially within the currently disturbed area, Area I, and partially within Areas II and III. The baseball and soccer field will encroach into the stream environment zone a distance of approximately 150 feet. The closest disturbed area to the main channel of the West For, of Third Creek is 75 feet.

Construction of the baseball and soccer field will require cut and fill slopes of approximately 10 feet at the maximum. The grading and slope stabilization plans indicate those areas to be riprapped and revegetated.

The primary concern with construction in this area is encroachment within the 100 year flood plain and elimination of the existing secondary stream channel. The flood plain analysis prepared by the applicant indicates, however, that the secondary channel in this area is primarily backwater. Filling of this area would therefore not result in increased velocities of stormwater which could cause resource damage on adjacent lands.

A second concern with construction of this area is the depth to groundwater in relationship to the proposed cut slope. The subsurface excavation and report prepared by the applicant's soils engineer indicates that no substantial groundwater flows would be intercepted as a result of the cut slope. However, in the event that minor seepage of groundwater would be incurred, Agency staff recommends that infiltration trenches be installed to percolate any water which is intercepted on the site.

Softball Field - The third primary feature of the proposed project is the construction of a softball field between the adjacent fields previously described. The softball field is located almost entirely within the area characterized by riparian vegetation and approximately two-thirds of the field is within the 100 year flood plain.

The grading plan indicates that the elevation of the softball field would be below that of the main stream channel in the vicinity of the field. Flood volumes which exceed the capacity of the main channel may therefore result in stream channel cutting in this area since the existing secondary channel would be eliminated. The applicant proposes to mitigate this problem by raising the elevation of the field and by constructing a berm or channel to divert flood flows away from the softball field and by rock riprap on all cut slopes. This mitigation would result in impeding the passage of approximately 1/3 of the volume of the 100 year flood and may be subject to failure.

Traffic and Air Quality

The traffic and air quality analysis were performed in conjunction with the Middle School proposal. Please refer to that staff summary for information relative to both sites.

Public Services

The applicant has submitted letters from Sierra Pacific Power Company and IVGID indicating their ability to provide electrical, water and sewer service to the project. Sierra Pacific Power indicates that its transmission lines do not meet acceptable industry standards and that service to the project and other customers may be subject to interruption of service. IVGID indicates its ability to provide water and sewer service "is contingent upon availability of existing and future sewage capacity and water rights and any action brought against the District contesting such rights." Conversations with IVGID indicate that the per unit water consumption data submitted to TRPA provided for the expansion of its park facilities, including the irrigation of the proposed athletic fields. The proposed would therefore not adversely affect the ability of IVGID to provide water service consistent with the report presented by Agency staff at the November, 1979 Governing Board meeting.

Land Coverage

The project involves a parking facility for 21 cars and walkways which provide access to the athletic fields. The impervious surface coverage which would result from construction of all facilities including the school grounds would be 12.6%. Although the athletic fields themselves would not be considered as impervious surface, the routine use of these facilities would reduce the permeability of the soils and thereby reduce on-site infiltration and increase runoff. In order to compensate for the loss of infiltration occurring on site, staff has recommended that infiltration trenches be constructed in order to detain all runoff from the athletic fields on site.