

**TRPA
GOVERNING BOARD
PACKETS**

**JUNE
1980**

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June 1980

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

NOTICE IS HEREBY GIVEN that on June 25, 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 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: June 13, 1980



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

JULY 9:00
IN INCLINE
IF POSSIBLE

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

June 25, 1980
10:00 a.m.

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

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR ✓
- V AGENCY REVIEW
 - A. Tahoe Keys Homeowners Association, Administrative Permit for a Man-Modified Area, City of South Lake Tahoe
 - B. E. C. Grayson, Variance to Construct a Fourplex in a Stream Environment Zone, Washoe County
 - C. Edgeking Venture, Administrative Permit for a Specific Development Pursuant to Section 7.110 of the Land Use Ordinance, Douglas County
 - D. Ski Etude, Administrative Permit for an Educational Facility, Washoe County JD
- VI PLANNING MATTER
 - A. Litigation to Establish Planning Authority for the Tahoe Basin HELD OVER 4 JULY
 - B. Scheduling of General Plan Amendment Public Hearings to Consider Reclassification of Timesharing Properties to Commercial Land Use Districts JD
- VII CLEARINGHOUSE

Tahoe-Truckee Sanitation Agency, Draft Environmental Impact Report for Increasing Wastewater Treatment Capacity, Placer County
- VIII GENERAL PLAN AMENDMENT

Douglas County, 4 Lots Fronting Laura Drive JD
from High Density Residential to Recreation
- IX REPORTS
 - A. Appeals of Staff Decisions
T.C.P.U.D.

B. Field Enforcement Report

1. Summit Village Master Plan for Parking, Drainage and Revegetation, Douglas County
2. Boatworks Marina, Placer County
3. Sierra Boat Company, Placer County

C. Executive Session

- D. Executive Director Report - EXTENT OF PRSD. ON INSURING COMPLIANCE
W/ COND. OF APPROVAL
- E. Legal Counsel Report
- F. Governing Body Members
- G. Public Interest Comments

X ORDINANCES

- A. Second Reading of Ordinance Amending the Subdivision Ordinance to Provide for an Administrative Procedure for Condominium Conversions and Establishing Findings for Approval of Tentative Maps

APPROVED

- B. First Reading of Ordinance Amending the Land Use Ordinance to Provide an Administrative Procedure for Timesharing Developments

POSTPONED
INDEFINITELY

XI RESOLUTIONS

XII PENDING MATTERS

XIII CORRESPONDENCE

XIV ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>
U.S. Forest Service, Clearinghouse Review of 8/10 Acre Acquisition at Tahoe Woods, Placer County	Support
Clearinghouse Review of California Water Resources Control Board, Clean Lakes Grant Application	Conditional Support
South Tahoe Public Utility District, Public Works Project Water Distribution System Improvements, City of South Lake Tahoe and El Dorado County	Approval JD

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Clearinghouse
U.S. Forest Service
Land Acquisition of .8 Acre at Tahoe Woods
Placer County

Summary

The U.S. Forest Service proposes to acquire an .8 acre parcel through donation, located near Tahoe City in Placer County. The property is located in Tahoe Woods Unit 1 at the end of Woodhill Court and is classified as Low Density Residential by the Agency. The land capability and land use classifications would permit up to 25% impervious cover and 3 residential units on the site. However, because of the lot's location within an existing subdivision the most likely alternative use would be for one single family dwelling.

Adjacent Land Use

The surrounding property to the north and west is undeveloped and has been inventoried for public acquisition. The area to the south of the parcel is currently subdivided with all improvements including roads, water and sewer. The nearest developed property lies within approximately 300 feet. (See the attachment)

Recommendation

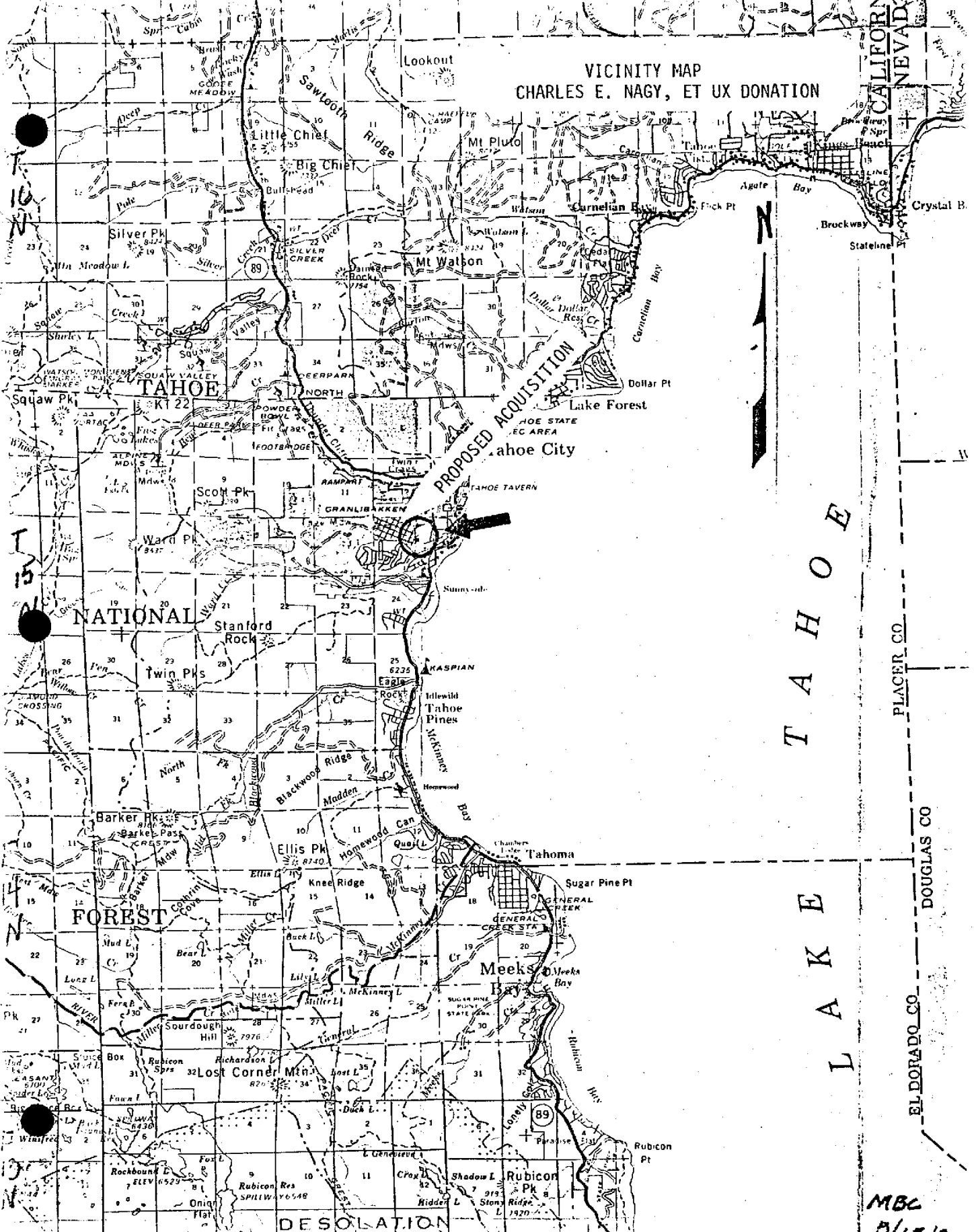
Agency staff recommends support of the proposed acquisition.

Advisory Planning Commission Action

On June 11, 1980, the APC voted to support the staff recommendation and asked that the Forest Service give a presentation to the APC in July outlining its tentative plan for management of these types of lands.

6/3/80

VICINITY MAP
CHARLES E. NAGY, ET UX DONATION



PROPOSED ACQUISITION

T A H O E

L A K E

PLACER CO.

DOUGLAS CO.

EL DORADO CO.

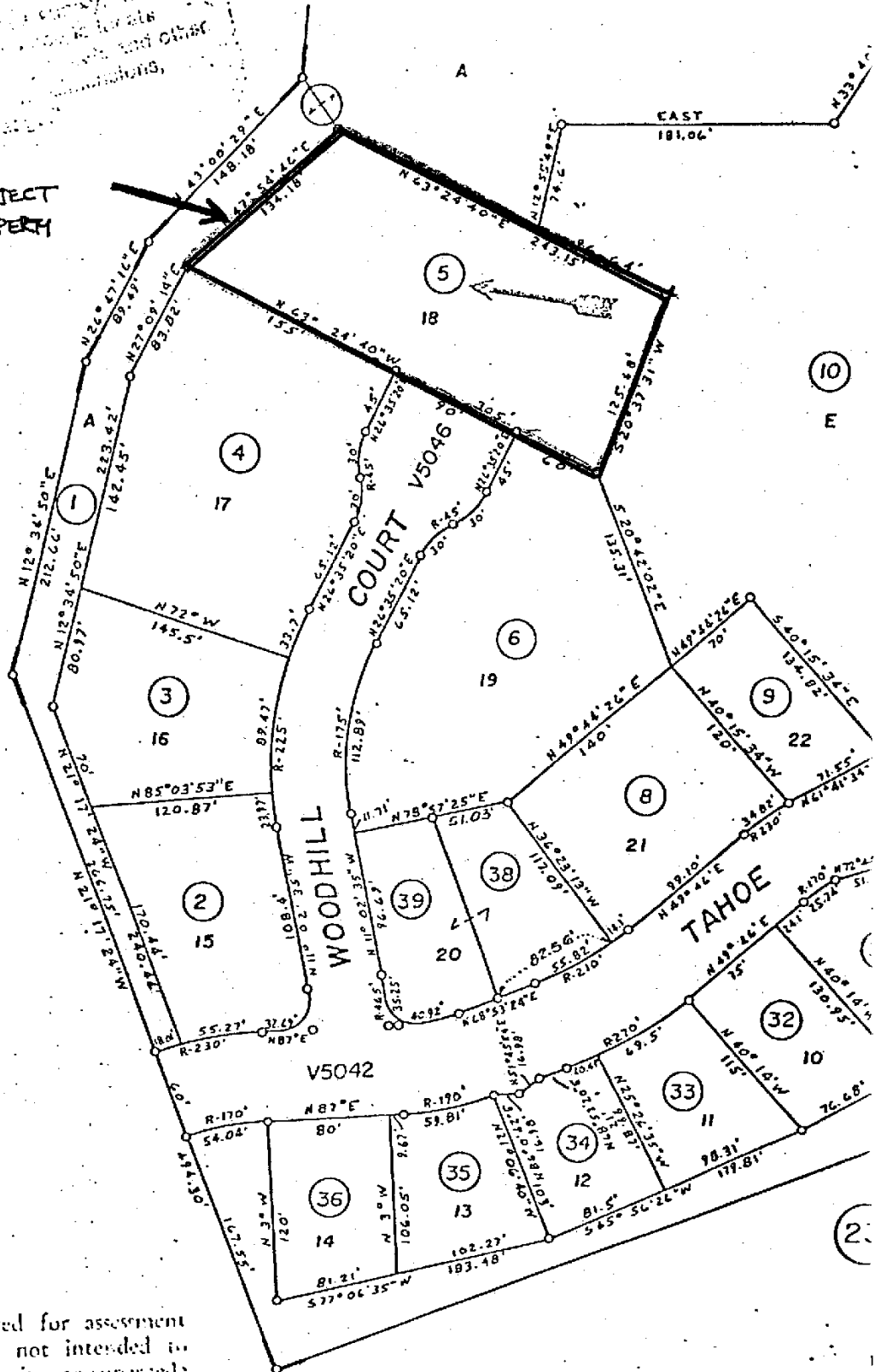
MBC
8/1/10

PROPERTY MAP
CHARLES E. NAGY, ET UX. DONATION

Map prepared for assessment purposes only. It is not intended to illustrate legal building sites or supercede local ordinances. Official information concerning the size or use of any parcel.

SUBJECT PROPERTY

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This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or supercede local ordinances. Official information concerning the size or use of any parcel

TAHOE REGIONAL PLANNING AGENCY

MEMORANDUM

DATE: June 17, 1980

TO: The TRPA Governing Board

FROM: The Staff

SUBJECT: Clearinghouse Review of the California Water Resources Control Board's (CWRCB) Clean Lakes Grant Application

Agency staff has been notified that the California Water Resources Control Board has applied for a Clean Lakes Grant from the U.S. Environmental Protection Agency (EPA). Although staff has not received any documentation regarding the application to date, it is staff's current understanding that the CWRCB is applying for the balance of Clean Lakes Grant funds available from EPA Region IX in the current fiscal year. The only competing application for a Clean Lakes Grant in all of EPA Region IX is the application of the Nevada Division of Environmental Protection (on behalf of Douglas County) for the proposed drainage and slope stabilization work on Kingsbury Grade.

The details of the work to be performed under the proposed CWRCB grant application were not available at the time of the APC meeting on June 11 and have not since been submitted. The APC voted, however, to support the concept of a Clean Lakes grant application with a provision that the State of California present more specific information at the July APC meeting on which projects are to be funded. There was concern among APC members whether or not a clearinghouse application could be processed without a specific project(s) in mind. In spite of assurances from the Lahontan member of the APC that there would be no conflict, several members expressed concern that the State's request would directly compete with Nevada's request for funds to provide drainage and slope stabilization on Kingsbury Grade.

The motion to support the State's request in concept with additional details to be presented in July carried on the following vote:

Ayes:	Mr. Combs, Mr. Drawbaugh, Mr. Iturreria, Mr. Scribner, Mr. Duncan, Mr. Hoole, Mr. Hoefler, Mr. Pyle
Nays:	Mr. Milam, Mr. Wright, Mr. Terry Hanson, Mr. Stan Hansen, Ms. McMorris, Mr. Bailey
Abstain:	Mr. Burnham, Mr. Antonucci, Mr. Hadfield
Absent:	Mr. Bidart

Staff Recommendation

Staff recommends that the APC action be approved.

NO COMMENT IN WATER MASTER PLAN
ON SPECIFICS.

MEETING SCHEDULED JUNE 30 TO PRESENT CONSER. PLAN
TO STPUD BO OF DIRECTORS.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

South Tahoe Public Utility District
Water Service Improvements
City of South Lake Tahoe

APPROVED
W/ REC. CONDIT.

Location and Project Description

The applicant, the South Tahoe Public Utility District (STPUD), is requesting approval of certain water distribution system improvements to be undertaken in the South Lake Tahoe area. The project proposes the placement of two new water storage reservoir tanks and associated on-site improvements. The project also proposes the replacement of existing water lines as well as addition of new lines. One of the new lines is proposed to cross Cold Creek south of Pioneer Trail.

Of primary concern to Agency staff are three specifics of this proposal: the on-site controls around both proposed reservoir installations and the crossing of Cold Creek.

At this time, the CTRPA has not finalized a determination regarding the processing procedure for this project as it relates to the high hazard lands ordinance recently adopted by CTRPA. If CTRPA determines that this project is allowable, it will be scheduled for the July 3, 1980 CTRPA agenda. An indication of the disposition of this project at CTRPA will be transmitted to Agency staff on Friday, June 13, 1980. If the disposition is favorable, staff proposes to take this application to the Agency Governing Board in June. This procedure would facilitate completion of this project during this construction season and allow the stream crossing to be undertaken during the month of September as required by the California State Department of Fish and Game.

Project Specifics

The first portion of this project proposes the placement of a new 100,000 gallon capacity water tank. Associated with this project would be the paving of an extension of Tata Lane as well as the site access road, H Street. Necessary infiltration measures will be placed to provide percolation of tank overflows and storm drainage. These improvements will be placed around the reservoir tank and the access road. Drainage facilities and snow storage areas will also be provided for the Tata Lane extension.

The second project proposes the replacement of an existing water tank with a new tank of greater capacity (500,000 gallons). The existing water tank will be removed upon completion of the new tank placement. Asphalt paving will be provided on the access road. Drainage facilities will be provided for tank overflow and stormwater flows.

The third major portion of this project is the placement of a water line within Cold Creek. This line is proposed to be located immediately north of the storage reservoirs currently located about .5 miles south of the Pioneer Trail crossing of Cold Creek. Access to this pipe will be up an existing unstable dirt road adjacent to the stream channel. The roadbed is deteriorating with unstable cut and fill slopes. This road has recently been used for materials stockpiling.

To minimize the extent and duration of encroachment into the Cold Creek stream channel, a prefabricated crossing structure is proposed for placement into the channel. This structure will be connected to standard water pipe on either side of the stream. The stream will be diverted at the storage ponds above this project and will be temporarily rerouted while the pipe is being placed. The prefabricated crossing structure will be placed a minimum of 3 feet below the stream bed with native stream materials to be

replaced when the crossing is completed. This stream will then be diverted back to the original channel. This project has received and proposes to utilize Soil Conservation Service recommendations on all phases of this project.

Stream Environment Zone Encroachment

The method proposed to cross this creek will result in disturbance to the stream environment zone associated with Cold Creek. This area has been subject to repeated encroachment as an access road and storage area. There are currently no erosion control or slope stabilization measures along Cold Creek. Section 7.80(1) of the Agency's Grading Ordinance provides that :

"No clearing of vegetation, grading or filling shall take place within a stream environment zone except as provided in Section 7.80(2), and except that drainage facilities required by this ordinance, utility facilities and roads may be constructed therein if it can be demonstrated that (a) there will be no substantial alteration of natural flows of water or other detrimental effect on water quality; and (b) the proposed work will not be detrimental to the environment within or adjacent to the stream environment zone."

The natural flows will be temporarily interrupted due to this work. The project engineers anticipate that this work can be completed in one or two days. After construction, the crossing as proposed would not affect the flows in the channel. Redisturbing ^{RULE} of this area would occur should the line break at this point. The documents received by the Agency do not explain why an overhead pipeline could not be used to cross the channel. ^(SAFETY)
^{VISUAL}

The SCS has made specific recommendations regarding the restabilization of the trench cuts on the slopes leading to this crossing. As part of this application, Agency staff has requested the applicant to provide a proposed schedule of improvements to rectify existing problems in the area. The District water engineer has indicated his desire to get the access road paved and improved. He proposes to include a budget item to this effect in his fiscal year budget request. This improvement program should address ~~the~~ ^{ADDRESS} recommendations in the Agency's 208 Plan for this portion of the Cold Creek drainage. **REQ, DRAINAGE: 208: COLD CREEK DRAINAGE**

Recommendation

The Agency staff recommends that, subject to CTRPA action, this request be approved. The approval is subject to the following conditions:

1. This project is subject to reconsideration by this agency should the project components be substantially modified during CTRPA's consideration.
2. A watershed improvements program for the Cold Creek area shall be submitted to Agency staff and incorporated into future capitol improvement program expenditures proposed by the STPUD. This program shall identify existing problems, provide recommended solutions, and establish a timetable for completion of the identified improvements. This improvements program shall be subject to Agency review and approval.
3. The final construction drawings shall be subject to staff approval.

Advisory Planning Commission Action

On June 11, 1980, the APC voted to support the staff recommendation. The one abstaining vote was cast by the Soil Conservation Service representative whose agency had prepared much of the soil stabilization and erosion protection work for the project.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

Tahoe Keys Property Owners Association
Administrative Permit for Additional
Land Coverage for a Man-Modified Area
City of South Lake Tahoe

Applicant's Request

The Tahoe Keys Property Owners Association is requesting approval of an administrative permit for additional land coverage in order to recognize an area substantially modified by man's activities prior to initiation of TRPA ordinances. The requested permit would recognize an equivalent land capability level of Class 6, permitting 30% impervious surface coverage on the affected lands. The administrative permit procedure for man-modified areas is provided by Section 8.29 of the Land Use Ordinance as recently amended by the Agency. The purpose of the Land Use Ordinance amendment was to recognize areas which were so substantially modified as a result of dredging, filling or grading that their land capability characteristics no longer could be characterized as being similar to lands in their natural state. An administrative permit issued under this section allows coverage different from land under the land capability classification of the Agency in accordance with lands that have similar capability characteristics but does not affect the "grandfathered" land coverage provisions of Section 9.24 of the Land Use Ordinance which generally permit coverages in excess of those allowed under the land capability classification.

Required Findings

An administrative permit for man-modified areas may be approved with the following findings:

- (a) The land was modified prior to February 10, 1972, by man's placement of fill, dredging or grading in a fashion substantially altering the land's soil or geomorphic characteristics;
- (b) The modification was so substantial that the land generally exhibits the characteristics of land in another land capability district, which district shall be expressly identified, rendering the limitations of such other district properly applicable to the land; and
- (c) The land coverage authorized by the permit will not cause substantial harmful environmental consequence on the land of the applicant or on other lands or waters or in the region, generally.

In general, the intent of the ordinance amendment for man-modified areas is to recognize situations which would not be approved under today's standards for environmental protection, but where the environmental impacts due to development of the area are so substantial as to be irreversible, at least over the near term future.

In addition, the administrative permit may include reasonable conditions designed to mitigate any adverse environmental impacts of the land in a modified state.

6/18/80

Natural Conditions

Soils - The Tahoe Keys area is bounded by the Truckee River Marsh to the east, by the Tallac Lagoons to the west and south and by Lake Tahoe to the north. The earliest soil surveys available to the Agency were produced after dredging and filling of the marsh and wetlands in the Keys area was initiated; and, hence, the natural soil conditions have not been accurately delineated. However, the Tahoe Keys area is surrounded on all sides by water influence areas including streams, marshlands, meadowlands and areas characterized by poorly drained floodplain soils. The applicant's information report indicates that prior to dredging and filling, the Tahoe Keys was part of the Truckee River Marsh.

Hydrology and Geomorphology - The floodplain profiles prepared by the Army Corps of Engineers were prepared subsequent to development and floodproofing of the Tahoe Keys area. Hence, there is little information available regarding the extent, frequency, and duration of flooding in its predevelopment state. The applicant's information report indicates that the deltaic deposits which originally formed the area now occupied by the Keys were low lying, nearly flat marsh or meadow traversed by sluggish meandering streams. As such, the land in its natural state was an important part of the Lake Tahoe environment in terms of providing floodwater and sediment storage, surface and groundwater exchanges, wildlife habitat, and fish spawning grounds.

The area was provisionally classified as land capability Class 1b in the land capability system adopted by the Agency because of its geomorphic characteristics as alluvial land as partially described above. In delineating geomorphic units, Dr. Bailey and the authors of the land capability system only delineated areas of a square mile or larger and did not consider "islands" or inclusions smaller than that size since they were considering "landscape" units.

Erosion Hazard - Alluvial lands such as the Keys area in a natural state have a slight erosion hazard due to their relatively flat slopes. However, removal of alluvial debris through stream channel erosion can significantly increase the rate of sediment delivery. It was estimated in 1969 that 39 percent of the total sediment load from the Upper Truckee River resulted from stream channel erosion. Land use disturbing activities within these alluvial lands can accelerate the removal of debris, producing large volumes of sediment and nutrients to be discharged to Lake Tahoe.

Vegetation - There is no available documented information regarding natural vegetation types prior to development at Tahoe Keys. However, it is logical to conclude that the vegetation could be characterized by the meadow and marsh grasses, willows, lodgepole pine and aspens on undisturbed lands surrounding Tahoe Keys.

6/18/80

Man's Alteration of Tahoe Keys

There has been evidence submitted substantiating that man's modification of the Tahoe Keys was completed in the 1950's and 1960's, prior to the adoption of TRPA ordinances. Although included as part of the application for a man-modified area, Mt. Tallac Village #3 has not been dredged or filled and was not included in the areas delineated as Fd (fill) in any of the published soil surveys. The following physical characteristics have been documented in the applicant's information report as a result of man's modification of the natural environment.

Soils - The Soil Conservation Service has classified the area in question as Fd (fill material) as part of its published soil survey, with the exception of Mt. Tallac Village #3, as noted above - this resulting from both dredging and filling which created material from 48 to 60 inches deep over the former marsh soils. The soil texture is medium to coarse sand with gravel and only small fractions of silt and clay.

Hydrology - The depth to groundwater in disturbed areas is four feet or greater as indicated in the applicant's information report. The runoff potential is low due to the rapid permeability of the soil material. All filled soils are well drained. The elevation of the filled lands within Tahoe Keys is above the 100 year flood plain as delineated by the Corps of Engineers. The area within Mt. Tallac Village #3 has not been modified by fill and is within the 100 year flood plain.

Erosion Hazard - The erosion hazard for the fill material is slight due to the flat slopes and low runoff potential. The contact areas with the lagoons have been stabilized by bulkheads, rip rap and vegetation. Open areas of bare ground are subject to wind erosion.

Vegetation - The natural vegetation existing in the marsh and meadow areas was removed as a result of dredging and filling. The existing vegetation is a combination of naturally reseeded areas of meadow grasses, aspen and lodgepole pine in relatively undeveloped areas of Tahoe Keys and maintained landscaping. In addition, the property owners association has seeded open areas for aesthetic purposes and erosion control. The low moisture retention capacity of the fill soils generally requires irrigation to sustain growth of either native plants or landscaping. Willows have been establishing themselves at the edge of the lagoons.

Geomorphology - As previously mentioned, the Tahoe Keys were provisionally classified as a land capability Class 1b because of their alluvial characteristics and because they were surrounded by water influence lands. Characteristic limiting land use qualities of alluvial lands are gully erosion, channel erosion, flood hazard and seismic hazard. Dredging and filling of the Tahoe Keys have eliminated any naturally occurring stream channels and hence gully and channel erosion on the site have been virtually eliminated. The flood hazard has been eliminated as a result of filling as previously described. The high water table and poor natural drainage characteristics of flood plain soils have been eliminated as a result of restructuring the soil material. Since the depth to groundwater has been increased as a result of dredging and filling, the liquifaction due to seismic disturbances would have been reduced.

QUESTIONABLE