

**TRPA
APC
PACKETS**


**SEPTEMBER
1980**

Phil

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

NOTICE IS HEREBY GIVEN that on September 10, 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: September 2, 1980

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

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

September 10, 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

South Shore Marina (Tahoe Keys), General Plan Amendment
to Reclassify Four Parcels Totaling 5.67 Acres from High
Density Residential to General Commercial, City of South Lake Tahoe

V PUBLIC WORKS

A. Incline Village General Improvement District, Water Distribution
System Improvements, Water Tank Addition, Washoe County

B. Douglas County Sewer Improvement District,
Wastewater Treatment Plant Improvements

VI REPORTS

A. Public Interest Comments

B. APC Members

VII RESOLUTIONS

VIII CORRESPONDENCE

IX PENDING MATTERS

X ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

August 13, 1980
10:00 a.m.

REGULAR MEETING MINUTES

I CALL TO ORDER AND DETERMINATION OF QUORUM

The meeting was called to order at 10:10 a.m. by Chairman Phil Overeynder. It was noted that the meeting had been properly posted as required by Nevada and California laws.

APC Members Present: Mr. Combs, Mr. Milam, Mr. Drawbaugh,
Mr. Burnham, Mr. Iturreria, Mr. Hoefer,
Mr. Wright (present at 10:35 a.m.), Mr. Rosse,
Mr. Hansen, Mr. Bidart, Mr. Hadfield, Mr. Pyle

APC Members Absent: Mr. Scribner, Mr. Duncan, Mr. Hoole, Mr. White,
Ms. McMorris, Mr. Bailey

II APPROVAL OF AGENDA

The representative for the Incline Village General Improvement District's water distribution system improvement (agenda item IV B.) has asked that the public works project be continued to September because of some concerns raised at the August 12 Development Review Committee meeting with regard to the effect of the project on Incline Creek.

Staff would like to have the APC take action on a Caltrans erosion control project at Emerald Bay as an urgency matter. Caltrans initially was under the impression that the slide was of a minor nature and that stabilization could be achieved without significant work. Tests conducted last month show that the area is in a major slide path with a possible loss of the entire roadway unless stabilization is completed prior to October 15 this year.

MOTION by Mr. Hadfield with a second by Mr. Burnham to approve the agenda as amended (continuing the Incline Village GID project and adding the Caltrans slope stabilization project at Emerald Bay) with the necessary emergency findings. The motion carried unanimously.

III DISPOSITION OF MINUTES

MOTION by Mr. Hoefer with a second by Mr. Hansen to approve the regular July 9, 1980 Advisory Planning Commission minutes. The motion carried unanimously.

IV PUBLIC WORKS

Caltrans, Emerald Bay Slide Area Slope
Stabilization, El Dorado County

Shorezone Assistant Phil Caterino explained that the Emerald Bay slide which occurred in the spring of 1980 was caused by subsurface saturation. Temporary sedimentation devices and immediate roadway stabilization will be completed this year, with permanent stabilization measures to be undertaken in the future. The California Department of Parks and Recreation will be helping on the work to be done this year. It is expected that the slope will revegetate within three years.

The five recommendations from the Development Review Committee are: 1) to extend the underdrain approximately 30 feet to the west to intercept more water from the hillside north of the road; 2) to move the new culvert and D.I. system 30 feet to tie into the revised end of the underdrain; 3) to construct an energy dissipator at the outlet of the culvert to disperse the water; 4) to provide temporary siltation treatment; and 5) to make a firm commitment that the permanent repairs will be made next year including restoration of the slipout area.

Bob Skidmore, Chief of Caltrans Environmental Branch, presented more specific details on the project and explained that the future work is still in the formative stages. The slide was caused by water from the upper slopes seeping under the roadway and saturating the soil. As the soil dried out, it oozed down the slope since water was no longer present to bind it. The slide was aggravated somewhat by the roadway drainage, but its major cause was underground water.

MOTION by Mr. Milam with a second by Mr. Hadfield to approve the Caltrans project as recommended by staff. The motion carried unanimously.

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

Phil Overeynder explained that in May, 1980 TRPA supported a clearinghouse review of a Clean Lakes grant for Kingsbury Grade erosion control work in compliance with the TRPA 208 Plan for the area. The project will be accomplished in two phases with the first phase to be completed by the Douglas County Regional Streets and Highways Commission during the 1980 construction season. The intent of the work is to stabilize the damage to the roadway and drainage system which occurred during the heavy winter rains of January, 1980. The second phase will 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. Staff supports the proposal and finds that it follows the lines of the 208 Plan for drainage and stabilization but would recommend it be subject to staff approval of final construction drawings and specifications.

Mark Gonzales, representing Douglas County, described the specific details of the project and the proposed drainage facilities.

MOTION by Mr. Hansen with a second by Mr. Rosse to approve the staff recommendation on the Douglas County Kingsbury Grade project including staff approval of final plans. The motion carried unanimously.

APC REGULAR MEETING MINUTES AUGUST 13, 1980

V CLEARINGHOUSE

California Department of Parks and Recreation,
Kings Beach State Recreation Area,
Preliminary Development Plan, Placer County

Planning Assistant Jim Dana presented the staff's summary on the proposed development plan and asked for APC comments for transmittal on to the State. The proposed project will require subsequent TRPA review as a backshore construction. The land coverage calculations for the proposal are incomplete but indicate that the project may also require review for replacement of nonconforming land coverage. A request for regional public facility designation and land coverage credit would also require Agency review. The plans show mixing public and private parking with adjacent commercial establishments. Access to one parking area is shown across a dirt road off of Coon Street; inadequate parking barriers are shown; no drainage facilities are shown for the parking areas; an unpaved bus turnout is shown; and no analysis of the scale of the project is provided.

Jerry Benassi, Director of the North Tahoe Recreation and Parks Department, explained that what was submitted to the Agency for comment was a preliminary plan which will go to the State Department of Parks in October for approval. Bill Combs suggested that Mr. Benassi contact the Kings Beach Advisory Review Committee for its input on the project. There could be some potential problems if the parking now being used near the beach for the commercial establishments on the other side of the highway is restricted and kept to beach parking. This will add to an already bad situation in Kings Beach. Dick Pyle pointed out the importance of proper drainage off the parking area due to the proximity of the project to the Lake and the mass of asphalt. Stan Hansen commended the District for attempting to make more beach area available to the public but commented there were many things yet to be planned. Because this is State-owned property, Bill Combs advised that Placer County would not be holding a formal hearing on the project.

Phil Overeynder pointed out that the site was in a sensitive area and there were many concerns yet to be resolved, i.e. on-site impacts, whether the plan conforms with land capability or use regulations, whether it is properly scaled, etc. The reason the item is before the Agency now is to avoid pitfalls found on other projects and to resolve TRPA's concerns early in the planning stages. Jon Hoefler commented that he favored fee parking to encourage more bicycles and walking. The accesses should be decreased from three to one. The parking should be designed with a thought towards what is available for the public to use and not on what amount of land is available for parking. An alternative for off-site parking should be explored so that this site can be used for pure open space and backshore uses.

No action was taken on the plan but staff indicated the APC's remarks on the EIR would be transmitted to the State, the Kings Beach Advisory Review Committee, the Placer County Public Works Department, and any agency that might have any involvement in the project.

VII REPORTS

- A. Public Interest Comments - none
- B. APC Members

APC REGULAR MEETING MINUTES AUGUST 13, 1980

Julio Iturreria advised that on August 12 Washoe County approved a Major Project Review for the Bitterbrush subdivision with 33 conditions, one of which was TRPA approval. It is a timesharing project with the conditions directed to the applicant in such a way that there is a potential for litigation. The Washoe County District Attorney has been asked to make a decision on the secondary access.

Jon Hoefler brought the APC members up to date on the rehabilitation of the Jennings casino site. The contract calls for removing old foundation material and shaping the area to fit the contours. On another matter, the California Wilderness Bill is out of committee and includes 2.1 million acres of proposed new wilderness in California including approximately 25,000 acres of Granite Chief and an area called Caples Creek over Carson Pass. It is an extensive bill which combines one worked on by Bizz Johnson and Phil Burton.

Verne Rosse introduced Keith Maki who will be representing the Nevada Division of Environmental Protection at future APC meetings.

VII RESOLUTIONS

For Former APC Member Neal Walton

MOTION by Mr. Hadfield with a second by Mr. Iturreria to adopt Resolution No. 80-7 commending Neal Walton for his service to the Advisory Planning Commission. The motion carried unanimously.

VIII CORRESPONDENCE - none

IX PENDING MATTERS

Phil advised the APC that the Governing Body had directed staff to prepare for litigation against the State of California with regard to conflicting regional plans. Staff is currently reviewing all available plans and ordinances of CTRPA, Lahontan and Caltrans to summarize the number of conflicts. A summary will be presented to the Governing Body in August, and a copy of any written material will be transmitted to the APC members.

Appointment of APC Vice Chairman

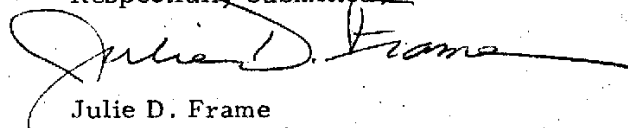
Stan Hansen nominated Dick Pyle to the position. Dick declined the nomination stating that he felt the vice chairman should be a citizen member, and he would place Stan Hansen's name in nomination.

MOTION by Mr. Milam that the nominations be closed and that Stan Hansen be elected vice chairman. Second by Mr. Bidart. The motion carried unanimously.

X ADJOURNMENT - The meeting adjourned at 11:45 a.m.

This meeting was taped in its entirety. Anyone wishing to listen to the tapes may call for an appointment at (916) 541-0246.

Respectfully submitted,


Julie D. Frame
Administrative Assistant

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY AND RECOMMENDATION

South Shore Marina (Tahoe Keys)
General Plan Amendment
City of South Lake Tahoe

Amendment Request

The applicant, Ray Carreau, is requesting an amendment to the TRPA Land Use District Map to reclassify four parcels totaling 5.67 acres from High Density Residential (HDR) to General Commercial (GC). The amendment is proposed in order to recognize the existing marina as a conforming use under the TRPA Land Use Ordinance and thus permit the continuation and improvement of the facility.

This application is a conditional requirement of an August 1979 TRPA permit for the unauthorized construction of boat slips and a travel hoist.

Property Location and Description

South Shore Marina is located off Venice Drive in the eastern portion of Tahoe Keys in the City of South Lake Tahoe. The 5.67 acre marina (El Dorado County Assessor Parcel Nos. 22-210-09, -14, -15, and -20) is located on the interior lagoon system of the Tahoe Keys with access to the lake via the east channel. The land-based facilities consist of restaurants, shops, realty office, boat storage and repair facilities, boat launching, 3 apartments, and improved and unimproved parking. The water-based facilities include 257 boat slips of differing sizes which extend beyond the property boundaries.

The site abuts undeveloped fill land on the east and south sides and lagoons on the west and north sides. Across the lagoons to the west are numerous condominium units.

Local Zoning

The City of South Lake Tahoe zoning for the subject site is General Commercial (GC). The TRPA and CTRPA land use classification is High Density Residential (HDR).

Land Capability

The TRPA land capability maps indicate the soils on this property to be man-modified (fill) and are designated 1B, permitting 1% land coverage. Although similar soils in the Tahoe Keys were found to be man-modified and permitted 30% land coverage, the parcels in question were not included in that June, 1980 Governing Body determination.

Since the existing land coverage on the site is 87.7% and the applicant's requirements for the commercial facility far exceed the maximum 30% permitted, the processing of a land capability challenge for a man-modified area would not resolve the land coverage problem. The General Commercial land use district, which the applicant is requesting, permits coverage overrides up to 70% if specifically indicated in the ordinance effecting such reclassification.

Impacts

The proposed reclassification to General Commercial would eliminate residential uses as a permitted use and permit all commercial and tourist residential uses. In the short

term, it would recognize the existing marina and accessory uses as conforming uses and permit substantial modifications to the facility and permit substantial modifications to the facility in the long term, if approved by the Agency. However, the applicant has submitted a master plan map for the site which indicates no substantial modifications are anticipated for the site.

Analysis

Upon review of this application, Agency staff has identified several concerns as follows:

Conflict With TRPA General Plan and Elements - The TRPA General Plan Map as defined on the 1"=400' scale maps indicates the subject and surrounding properties to be most suitable for high density residential uses. This statement was made in spite of the fact that the marina existed prior to the adoption of the TRPA General Plan in 1972. The later Conservation, Recreation and Open Space Element adopted in 1973, however, recognizes the subject marina as a "major marina". The adopted element further indicates that future expansion of marina services should be at such designated marinas.

Comment - Except for maintenance dredging problems associated with the sandy shelf of the South Shore, this man-modified area would appear to be an ideal marina area because of its good land access, level backshore, sheltered harbor, substantial improvements, and connection to a water treatment system.

Excessive Land Coverage - The second concern directly relates to the size of the marina. The facility has been allowed to develop to an extent that the parking and boat storage areas are not adequate for the facility even at 87.7% land coverage. The land capability system permits only 1% land coverage and, at best, 30% if a land capability challenge recognizing the area as man-modified is approved.

Comment - If the reclassification to General Commercial is approved, the Land Use Ordinance provides that the allowable land coverage can range from that allowed under the land capability system (1%) to 70%. The Agency's options are 1) to approve the General Plan amendment with nonconforming land coverage; 2) to require the applicant to reduce the scale of the project to achieve more open space; or 3) to require the applicant to include additional undeveloped land as open space to be included in the project area.

Limits of the Project - The applicant has extended boat slips to the north beyond the property boundaries and beyond the limits of the proposed General Commercial zone. Also, the applicant and his customers have continued to use Venice Drive and lands owned by others to the south as boat and trailer storage areas.

Comment - If the applicant intends to use lands other than those included in this request, the application should be so modified as to include those areas.

Conflicts in Permitted Uses - The 3 existing apartment units are at present the only conforming uses. With the proposed General Plan amendment, they and any other residential use (such as boat slips for residential use) will be nonconforming.

Comment - It is staff's intent to pursue the nonconforming use provisions of the TRPA Land Use and Subdivision Ordinances to the fullest extent possible.

Recommendation

Agency staff recommends the applicant's request to reclassify the marina from High Density Residential to General Commercial be approved with a 70% land coverage limitation. This recommendation is made only to recognize existing uses as conforming. Any further expansion of the marina would require conformance with the land coverage limitations. Conformance could be achieved by a reduction of land coverage within the site or by acquisition of additional lands recognizing the coverage limitations associated with such property.

Don McDoughe -

- retaining walls - add'l. boats causing deterioration - channel const.
- increased traffic
- liveaboard
- noise
- comm'l. operation vs.

Bill Peterson

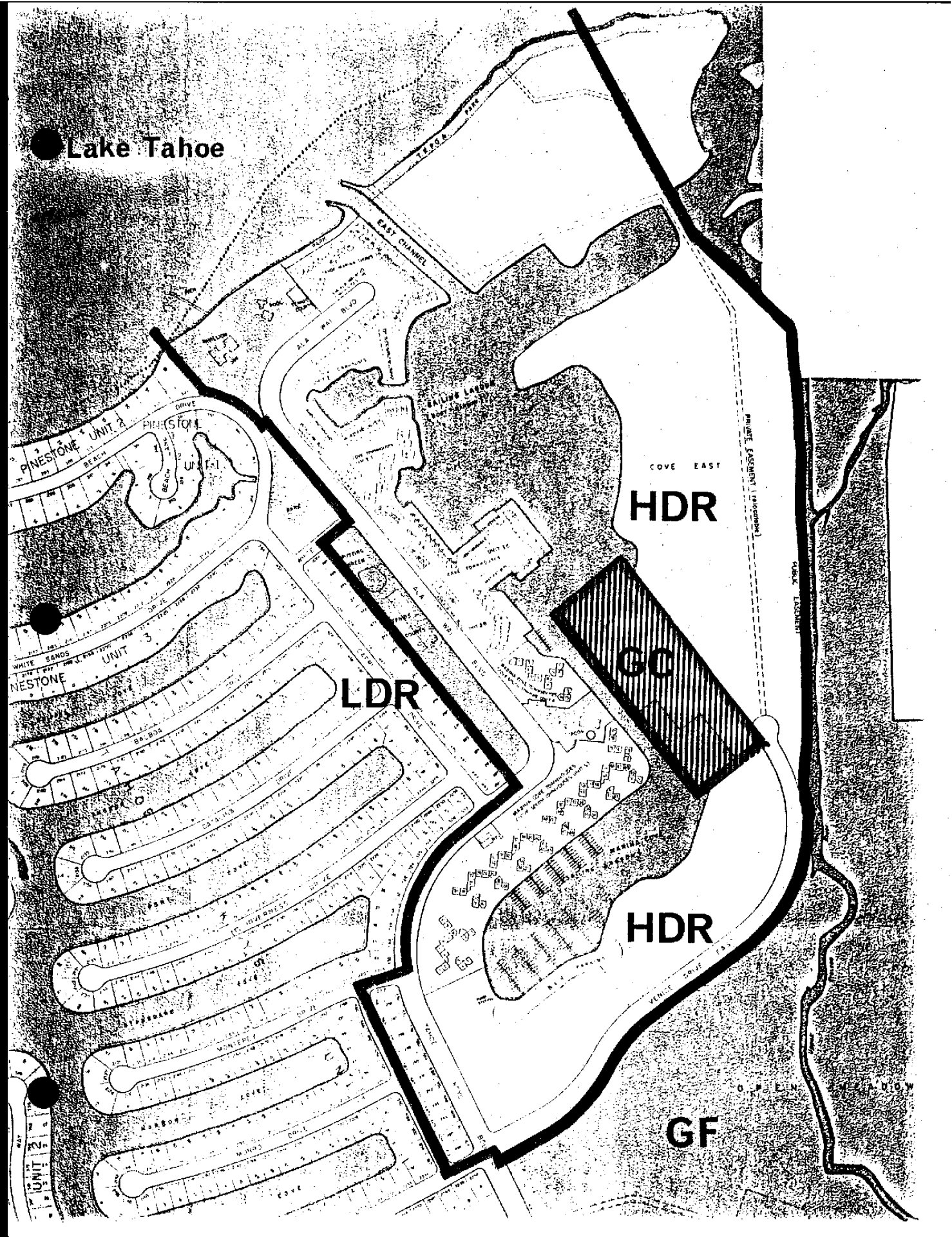
- problems of expansion
- does not object to rezoning

**POOR
QUALITY
ORIGINAL (S)
TO FOLLOW**



**HIGH DESERT MICROIMAGING, INC.
1225 FINANCIAL BLVD
RENO, NV 89502
(775) 359-6980**

● Lake Tahoe



HDR

LDR

GC

HDR

GF

TAHOE REGIONAL PLANNING AGENCY

MEMORANDUM

DATE: September 2, 1980

TO: The Advisory Planning Commission

FROM: The Staff

SUBJECT: Incline Village GID, Water Distribution
System Improvements, Water Tank Addition

The subject project was continued from the August APC meeting in order that the applicant could submit more information regarding the effect of the proposed project on Incline Creek. As of this date, no new material has been submitted for staff's review and the same summary is being sent in the APC packet (attachment). Any additional information will be presented at the September 10 meeting.