

**TRPA  
GOVERNING BOARD  
PACKETS**

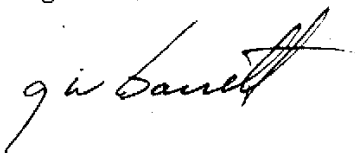
**AUGUST  
1981**

# August 1981

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

NOTICE IS HEREBY GIVEN that on August 26 & 27, 1981 at  
9:30 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: August 14, 1981



By: Gordon W. Barrett  
Senior Planner  
Tahoe Regional Planning Agency

NOTE: Items on the Agenda without a time designation may not necessarily be considered in the order in which they appear on the Agenda.

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

2155 South Avenue  
South Lake Tahoe, California

August 26, 1981 9:30 a.m.  
August 27, 1981 9:30 a.m.

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PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV SPECIAL REPORT
  - The Federal Agency/TRPA Coordination Effort
- V CONSENT CALENDAR
- VI PLANNING MATTERS
  - A. Steering Committee - Environmental Threshold Study
  - B. Proposed Modifications to Establish and Clarify Agency Review Procedures
  - C. Proposed Shorezone Amendments
  - D. Report on Advisory Planning Commission's Action on Barton Street General Plan Amendment
  - E. Draft Proposed Ordinance for Review of New and Modified Projects Which Have Adverse Air Quality Impacts
  - F. Development of a Short Range Transportation Plan
  - G. Section 3.34, Ordinance 81-1 Exemption List For Public Works Activities
    - 1. Nevada Department of Transportation
    - 2. U. S. Forest Service
- VII PUBLIC HEARING
  - A. Amendments to Ordinance 81-1, Exempting Lot Consolidations and Other Technical Changes
  - B. Proposed General Plan Amendment to Reclassify 7 Acres of an 85 Acre Parcel, Barton Memorial Hospital, City of South Lake Tahoe - General Forest to Public Service
- VIII ORDINANCES
  - Second Reading of Ordinance Interpreting Article VI(c) of the Compact

IX SPECIAL DETERMINATIONS

- A. Gomes/Snider/Schumacher, Determination on Status of Project Conditions of Approval Relating to Parcelization, Washoe County
- B. Bill Schultz, Status of Lake View Subdivision and Unauthorized Improvements and Grading, Douglas County
- C. Al Lowery, Status of 13 Single Family Dwellings, Douglas County
- D. Harvey's Wagon Wheel, Phase II, Douglas County
- E. Chambers Landing Subdivision, Settlement of Litigation and Related Matters, Placer County

X NOTIFICATION OF INTENT TO CERTIFY FINDING OF NO SIGNIFICANT EFFECT AND AGENCY REVIEW (Thursday, August 27, 1981, 9:30 a.m.)

- A. Land Capability Challenges
  - 1. Buell/Barrow, Tumbleweed Circle, Washoe County
  - 2. Hutsey/Barrow, Tumbleweed Circle, Washoe County
  - 3. Solam/Barrow, Champagne Road, Washoe County
  - 4. Olsen/Barrow, Second Tee Drive, Washoe County
  - 5. Alameda/Tonnamacher, Altdorf Terrace, Washoe County
  - 6. Seipert/Barrow, Warbonnet Way, Washoe County
- B. South Tahoe Public Utility District, 7 Water Line Projects, South Lake Tahoe
- C. North Tahoe Public Utility District, 2 Water Tanks and Water Lines, Placer County
- D. Tahoe Douglas Sewer Improvement District, Sewage Overflow Line, Douglas County
- E. Darryl Gunther, Level 1A, Single Family Dwelling Addition, Gonowabie Road, Crystal Bay, Washoe County
- F. Jager/Weise, Single Family Dwelling Remodel, Level 1A, 458 Reno Avenue, Elks Point, Douglas County
- G. Parks Chevron/Beck, Gas Station Tank Modifications, Highway 28 and Southwood, Incline Village, Washoe County
- H. Crescent V Fence, South Lake Tahoe
- I. Tahoe City Public Utility District, Commons Beach Master Plan Phase I, Placer County

- J. Smith/Teleprompter/T. Crystal Bay Head End, Washoe County
- K. Tahoe Mariner (Northshore Club), Time Share/Lease Proposal, Washoe County
- L. Spohr, Addition to Single Family Dwelling in High Hazard Land, Placer County
- M. Deikman/Ryan, Single Family Dwelling Addition, Backshore and Stream Environment Zone, South Lake Tahoe
- N. Hagler, Multi-Use Pier, El Dorado County
- O. Cason, et al., New Multi-Use Pier and Boat Hoist, Lakeshore Drive, Washoe County
- P. Jean Matocq, Multi-Use Pier, Placer County
- Q. Lefler/Shinault, Foundation Replacement on Structure in an SEZ, El Dorado County

XI CASE-BY-CASE PROJECTS

- A. ~~Kurz/Remenik, Single Family Dwelling, Level 1A, Saddlehorn, Washoe County~~
- B. McCombie/Roman, Single Family Dwelling, Level 1A, Saddlehorn Drive, Incline Village Unit #4, Washoe County

XII RESOLUTIONS

- A. Amendments to Resolution 81-3 to Include Advisory Planning Commission Members in Agency Conflict of Interest Requirements

XIII REPORTS

- A. Status of Off-Premise Sign Removal Program
- B. Report on Tahoe Keys Water Quality Pursuant to Condition Placed on June, 1980 Administrative Permit for a Man-Modified Area
- C. 208 Implementation Progress Report:
  - 1. Subdivision Review Planning Team Report
  - 2. Other
- D. Appeals
- E. Enforcement
  - 1. Sierra Boat Co., Compliance with Condition of Approval, Placer County

2. Tahoe Boat Co. , Compliance With Conditions of Approval, Douglas Co.
3. Parcel Maps, Compliance With Art. VI(c) of the Compact, Douglas Co.
4. Ski Etude, Ski Jump Ramp, Shorezone, Washoe County

F. Executive Session

G. Executive Director Report

1. Insurance Benefit Package

H. Legal Counsel Report

I. Governing Body Members

J. Public Interest Comments

XIV PENDING MATTERS

XV CORRESPONDENCE

XVI ADJOURNMENT

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Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedures shall be as follows:

(1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken.

(2) For approving a project, the affirmative vote of a least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency.

(3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

CONSENT CALENDAR  
TRPA Governing Body Meeting - August 26, 1981

*June 6  
July 7/23  
aug 8*

<u>Item</u>	<u>Action Required for Approval</u>
1. Willeford/Wallace, Addition to existing Structure on a Lot Containing an SEZ Placer County	Finding of No Significant Effect and Approval with Conditions and Findings
2. <i>done</i> Joseph Endreola, Single Family Dwelling on a Lot Containing an SEZ, Washoe County	" " "
3. Smith, Single Family Dwelling on a Lot Containing an SEZ, Washoe County	" " "
4. Bill Ball/Bill Buttler, 4-plex on a Lot Containing an SEZ, Washoe County	" " "
5. Kellerer, Single Family Dwelling Replacement of Non-Conforming Coverage, Washoe County	" " "
6. Shelton/Cordingly, Single Family Dwelling on a Lot Containing an SEZ, Placer County	" " "
7. Bowser/Bell Alliance, Single Family Dwelling on a Lot Containing an SEZ, Washoe County	" " "
8. Tonnemacher/Kia Fardoost, Single Family Dwelling on a Lot Containing an SEZ, Washoe County	" " "
9. Stephenson/Chinpelone, Single Family Dwelling on a Lot Containing an SEZ, Placer County	" " "
10. Jager Pier Repair, Reno Avenue, Elks Point, Douglas County	" " "
11. Stanley Tutton, Condominium Remodel, Crystal Shores East, Washoe County	" " "
12. Eugene Isaeff, Single Family Dwelling Addition in a Level 1A, Riven Rock Road, Zephyr Heights Douglas County	" " "
13. Kimball/Mitchell, Single Family Dwelling Remodel in a Level 1A, Cabin #82, Presbyterian Conference Grounds, Douglas County	" " "
14. Jim Phillips, Single Family Dwelling in a Level 2, 1980 Building & Sewer Permits, Lakeridge Subdivision, Douglas County	" " "

<u>Item</u>	<u>Action Required for Approval</u>
15. Levy/Major, Single Family Dwelling Level 1A, 1980 Building and Sewer Permits Apollo Way, Washoe County	Findings of No Significant Effect and Approval with Conditions and Findings
16. Leonard Bowser, Duplex, Level 6, Wendy Lane, Country Club Subdivision, Washoe County	" " "
17. C. P. National, Gas Line Installation, South Lake Tahoe	" " "
18. Pacific Telephone, Telephone Line Undergrounding, Placer County	" " "
19. Pahute Road, Road Paving Project, Washoe County	" " "
20. Strain Ranches, Bank Stabilization, Placer County	" " "
21. Delacio/Elder/Brand, Single Family Dwelling Released by CTRPA, El Dorado County	" " "
22. Wagner/Klein, Modification to Non-Conforming Land Coverage, El Dorado County	" " "



# TAHOE REGIONAL PLANNING AGENCY

## MEMORANDUM

DATE: August 19, 1981

TO: Governing Board

FROM: Agency Staff

SUBJECT: Items to be Removed from the Agenda or the Consent Calendar

Several projects need to be removed from the Governing Board agenda. A memo explaining reasons for this action is located in the appropriate portions of the packet. The subject projects are as follows:

1. Cason - Multi-Use Pier
2. Levey/Majors - Single family dwelling in Land Capability District 1A
3. D. Spohr - Addition to single family dwelling in Land Capability District 3

In addition, there are two projects that should be removed from the consent calendar and be placed on the regular agenda. The subject projects are as follows:

1. Bill Ball/Bill Buttler - Fourplex that requires a variance for construction on a parcel containing a stream zone, Washoe County
2. Tonnemacher/Kia Fardoost - Clarification regarding permitted land coverage on a parcel containing a stream zone

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Willeford/  
Wallace

Applicant: Willeford/Wallace

Application Type: Addition to a SFD on a Lot Containing an SEZ

Local Jurisdiction: Placer County

Review Per Section: Article VI(b) of the Revised TRPA Compact  
Article 6.3 of the TRPA Rules and Regulations  
Section 7.80 of the TRPA Grading Ordinance  
Section 6.12 of the California Side Land Use Ordinance

TRPA Land Use District: Low Density Residential (LDR)

Project Location: 4425 Muletail Drive,  
Ridgewood Highlands #3

Project Description: The applicant proposes to construct an addition to a single family dwelling consisting of a 128 sq. ft. driveway, a 373 sq. ft. attached carport, and a 78 sq. ft. staircase.

Compliance With Land Coverage Constraints: The proposed project conforms to the land coverage limitations prescribed in the land capability system.

Lot Size:		21,923 sq. ft.
Permitted Coverage:	Level 6, 30%	6,576 sq. ft.
Existing Land Coverage:		2,658 sq. ft.
Proposed Coverage:	Carport:	373 sq. ft.
	Driveway:	128 sq. ft.
	Staircase:	78 sq. ft.
	Total	3,237 sq. ft.

Compliance With Land Use Restrictions:

Density: The project meets the land use restriction for LDR.

Height: The proposed project has an average height of 10 feet which meets the maximum height restriction of 35 feet.

Site Description: The slope of the lot is approximately 5% over the majority of the lot. Vegetation of the area consists of Jeffrey Pine and Manzanita. No riparian vegetation or alluvial soils exist in the SEZ. The outermost boundary of the SEZ is the minimum setback from the center line of the creek, in this case 25 feet.

Impact Analysis/Mitigation Measures:

Land and Water: The proposed project will incorporate drainage and erosion control improvements on the site in compliance with the Handbook of Best Management Practices. Due to the topography of the lot and the nature of the proposed developments a minimum amount of grading will take place.

Air and Transportation: The project will generate no additional vehicle trips.

Public Services and Utilities: The project will be provided with all necessary services including fire protection and public utilities.

Consistency With Applicable Plans, Ordinances, Regulations and Standards: Prior to approval of this project, the Governing Body must make written findings pursuant to Article VI(b) of the Compact regarding consistency with applicable plans, ordinances, regulations and standards of federal, state and regional agencies. The staff has analyzed applicable elements for consistency and has made the following findings:

<u>Applicable Elements</u>	<u>Findings</u>
California Side General Plan	Consistent - CTRPA Approval
California Air Resources Board Nonattainment Air Quality Plan	Consistent - CTRPA Approval
California Water Resources Control Board Water Quality Plan	Consistent - CTRPA Approval
TRPA and California Water Quality Plan (208 Plan)	Consistent
Federal Nondegradation Water Quality Plan	Consistent

Project Analysis and Issues for Discussion: Agency staff cannot identify any significant issues for discussion relative to the project. Based on the information submitted with the application, the completion of the environmental checklist, and a field review by the staff, the subject project qualifies for a finding of no significant effect.

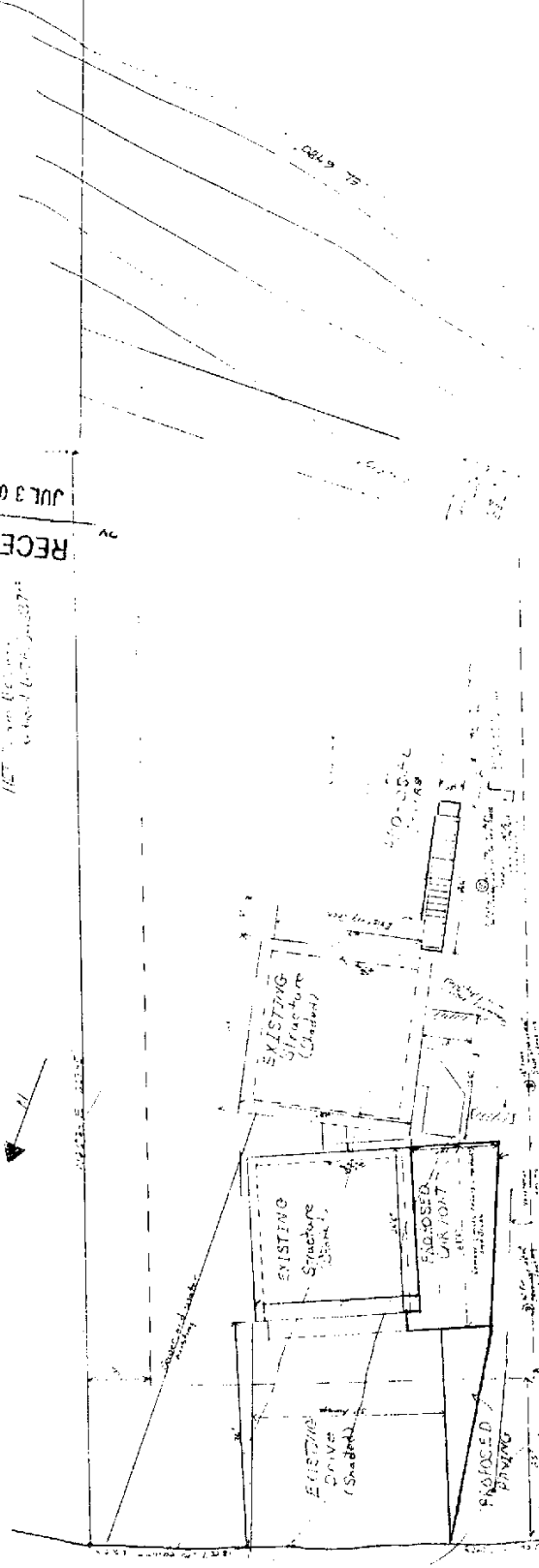
# SITE PLAN

1/8" Scale corner cuttings X

Land Owner: Mrs. Wallace  
 Existing: 1927  
 Proposed: 1981  
 1/2" Scale (1/4" = 1'-0")  
 1/4" Scale (1/8" = 1'-0")

RECEIVED  
 JUL 30 1981

Barrel Area - 1927  
 SEZ Area - 200'



MULETAIL L IVE

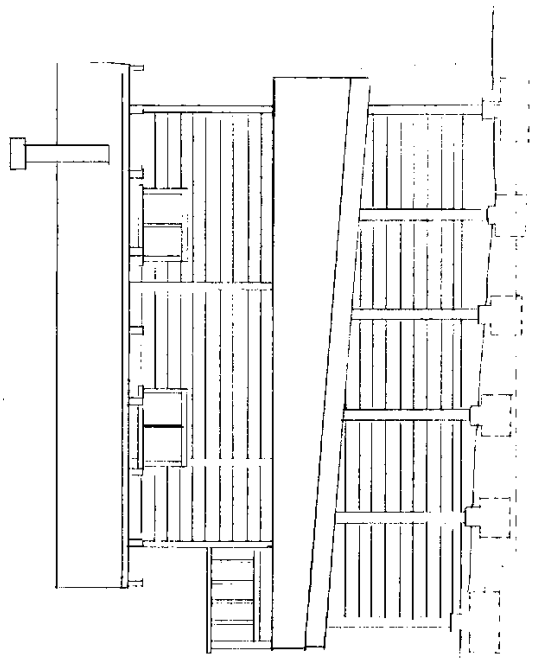
Drawn by: S. J. Wallace  
 1000 Woodlands Dr. Berkeley, CA 94702  
 415 841-5116

## SITE PLAN

CAFFERTY AND EXTENSION STAIRS  
 WALLACE HOME  
 1000 WOODLANDS DR. BERKELEY, CALIF. 94702  
 S. J. WALLACE ARCHITECTS  
 1000 WOODLANDS DR. BERKELEY, CALIF. 94702

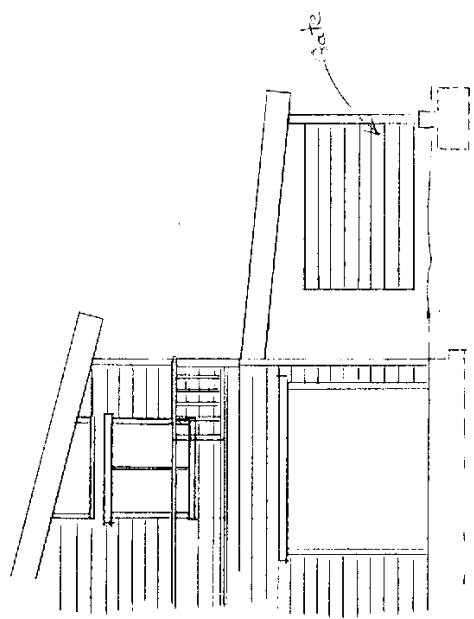
TAHOE REGIONAL  
PLANNING AGENCY  
JUL 30 1981

RECEIVED



WEST ELEVATION

1/4 Scale



NORTH ELEVATION

1/4 Scale

<p>CARPORT for WALLACE HOME 1425 Mule trail Lot 114 Lodgepole Highlands #3 ASPN 71-18606 PLACER COUNTY CALIFORNIA</p>	<p>ELEVATIONS</p>	<p>Drawn by Sid Willesford P.O. Box 1619 Tahoe City 583-5716</p>
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Endreola

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Applicant: Joseph Endreola

Application Type: Single Family dwelling on Lot Containing an SEZ

Local Jurisdiction: Washoe County

Review Per Section: Article VI(b) of the Revised TRPA Compact  
Article 6.3 of the TRPA Rules and Regulations  
Section 7.80 of the TRPA Grading Ordinance

TRPA Land Use District: Low Density Residential (LDR)

Project Location: 515 Sugar Pine Drive, Ponderosa Subdivision #5  
Incline Village, Nevada

Project Description: The applicant proposes to construct a two story, 2,652 sq. ft. single family dwelling. A two-car attached garage and an entrance deck are included in the project.

Compliance With Land Coverage Constraints: The proposed project conforms to the land coverage limitations prescribed in the land capability system.

Lot Size:	<i>ISE 15-30</i>	19,154 sq. ft.
Permitted Coverage:	Level 4, 20%	3,830 sq. ft.
Proposed Coverage:	Residence:	1,634 sq. ft.
	Driveway:	352 sq. ft.
	Walkway and Deck	609 sq. ft.
	Total	2,595 sq. ft.

Compliance With Land Use Restrictions:

Density: The project meets the land use restriction for LDR.

Height: The proposed project has an average height of 38.9 feet which meets the maximum height restriction of 41.6 feet. This maximum height restriction is determined by allowing one foot additional building height for each 2% of slope at the building pad.

Site Description: The vegetation of the lot consists of Jeffrey Pine and Manzanita. Riparian vegetation consists of willows and meadow grasses. The outermost boundry of the SEZ is the 50 foot setback from the stream at the rear of the lot.

Impact Analysis/Mitigation Measures:

Land and Water: The proposed project will incorporate drainage and erosion control improvements on the site in compliance with the TRPA Handbook of Best Management Practices. Due to the topography of the lot and the stepped foundation utilized in the building, grading will be kept to a minimum.

Air and Transportation: The project will generate approximately 8 vehicle trips per day which will not exceed 1% of the remaining roadway capacity of adjoining streets.

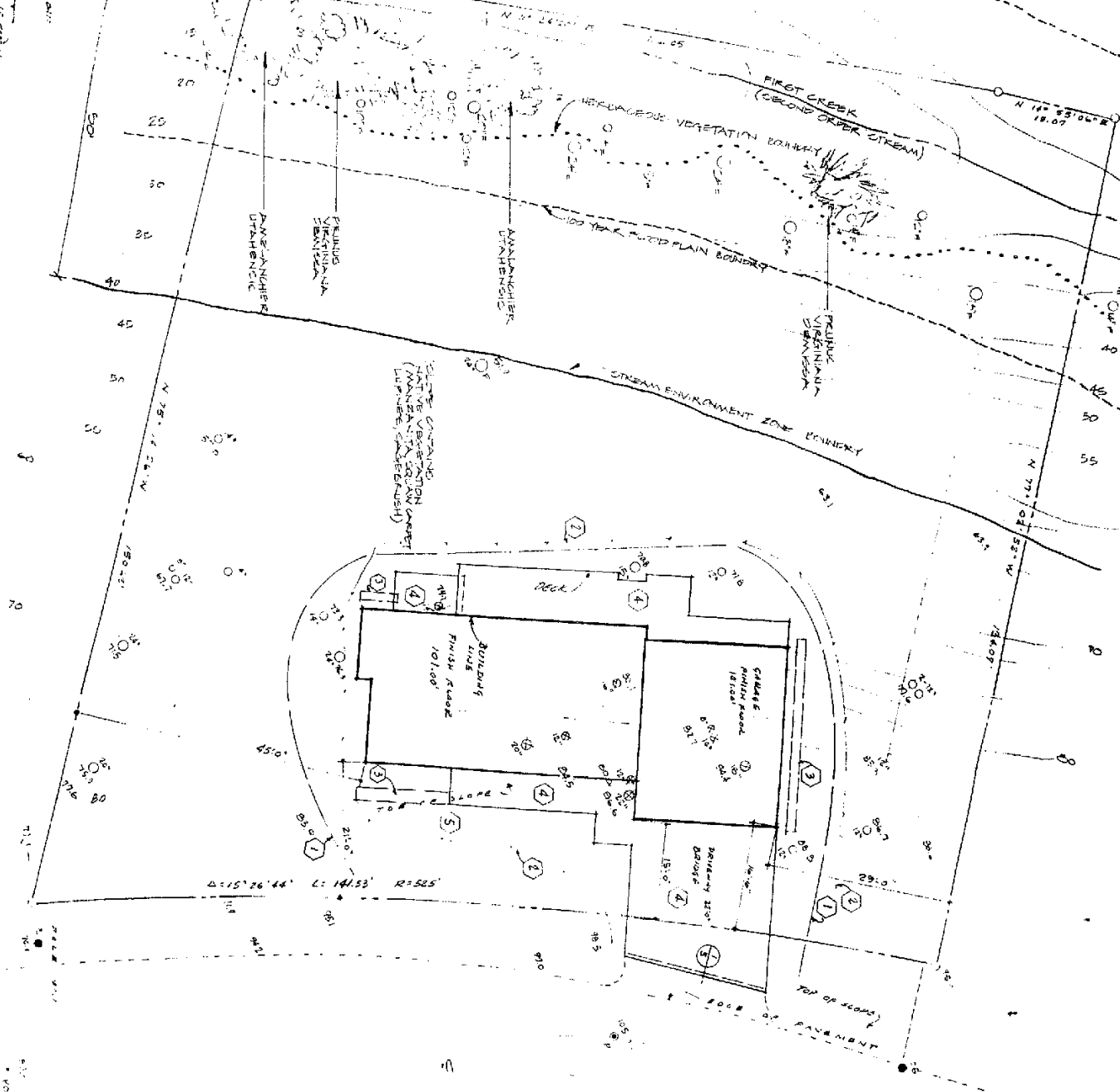
Public Services and Utilities: The project will be provided with all necessary services including fire protection and public utilities.

Consistency With Applicable Plans, Ordinances, Regulations and Standards: Prior to approval of this project, the Governing Body must make written findings pursuant to Article VI(b) of the Compact regarding consistency with applicable plans, ordinances, regulations and standards of federal, state and regional agencies. The staff has analyzed applicable elements for consistency and has made the following findings:

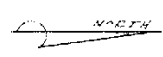
<u>Applicable Elements</u>	<u>Consistency</u>
Nevada Side Land Use Ordinance	Consistent
Nevada Side General Plan and Sub-Elements	Consistent
TRPA and Nevada Division of Environmental Protection Water Quality Plan	Consistent
Federal Nondegradation Policy for Water Quality	Consistent
Nevada Division of Environmental Protection Air Quality Plan	Consistent
Federal Air Quality Standards	Consistent

Project Analysis and Issues for Discussion: Agency staff cannot identify any significant issues for discussion relative to the project. Based on the information submitted with the application, the completion of the environmental checklist, and a field review by the staff, the subject project qualifies for a finding of no significant effect.

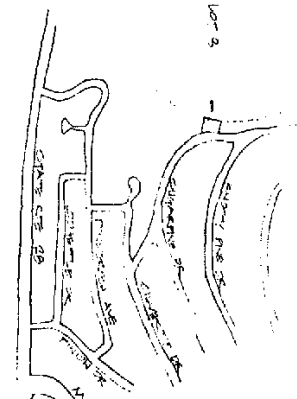
P.L.O. PLAN



SUGAR PINE CREEK



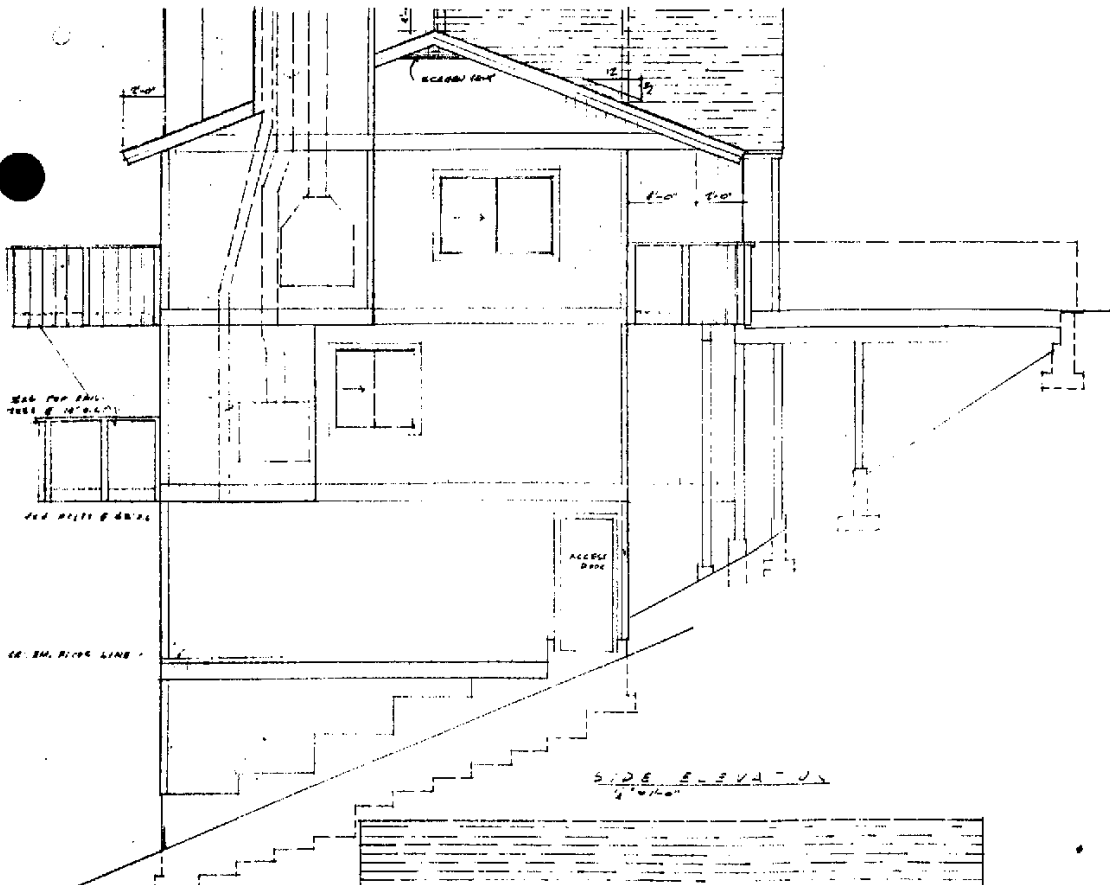
LOCATION MAP



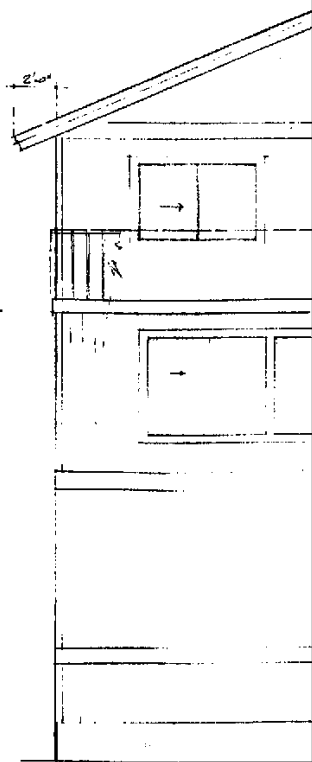
LAND CAPABILITY: 4  
 LOT AREA: 19,154 SQ. FT.  
 ALLOWED COVERAGE: 5,700 SQ. FT.  
 ACTUAL COVERAGE:  
 STRUCTURE:  
 DRIVE:  
 WALK (2000 (NO REVISIONS))  
 TOTAL: 3,593 SQ. FT.

PERMITS: 2,500 SQ. FT.  
 LOT AREA: 19,154 SQ. FT.  
 ALLOWED COVERAGE: 5,700 SQ. FT.  
 ACTUAL COVERAGE:  
 STRUCTURE:  
 DRIVE:  
 WALK (2000 (NO REVISIONS))  
 TOTAL: 3,593 SQ. FT.

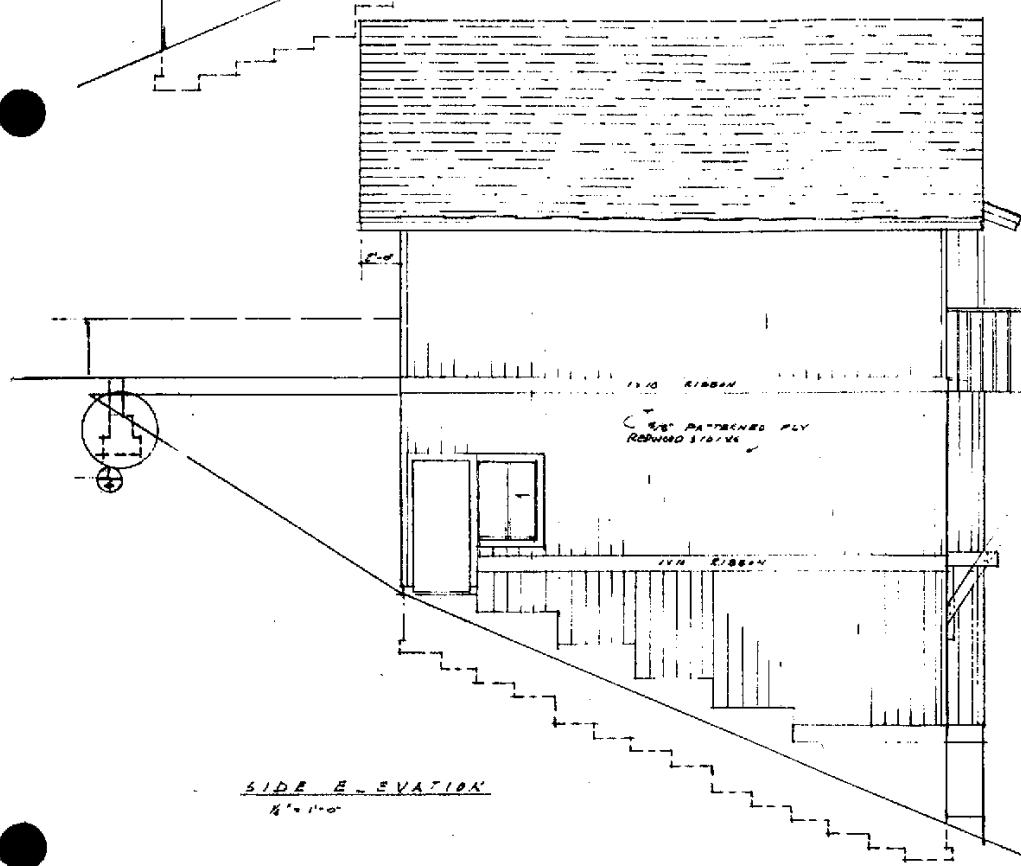




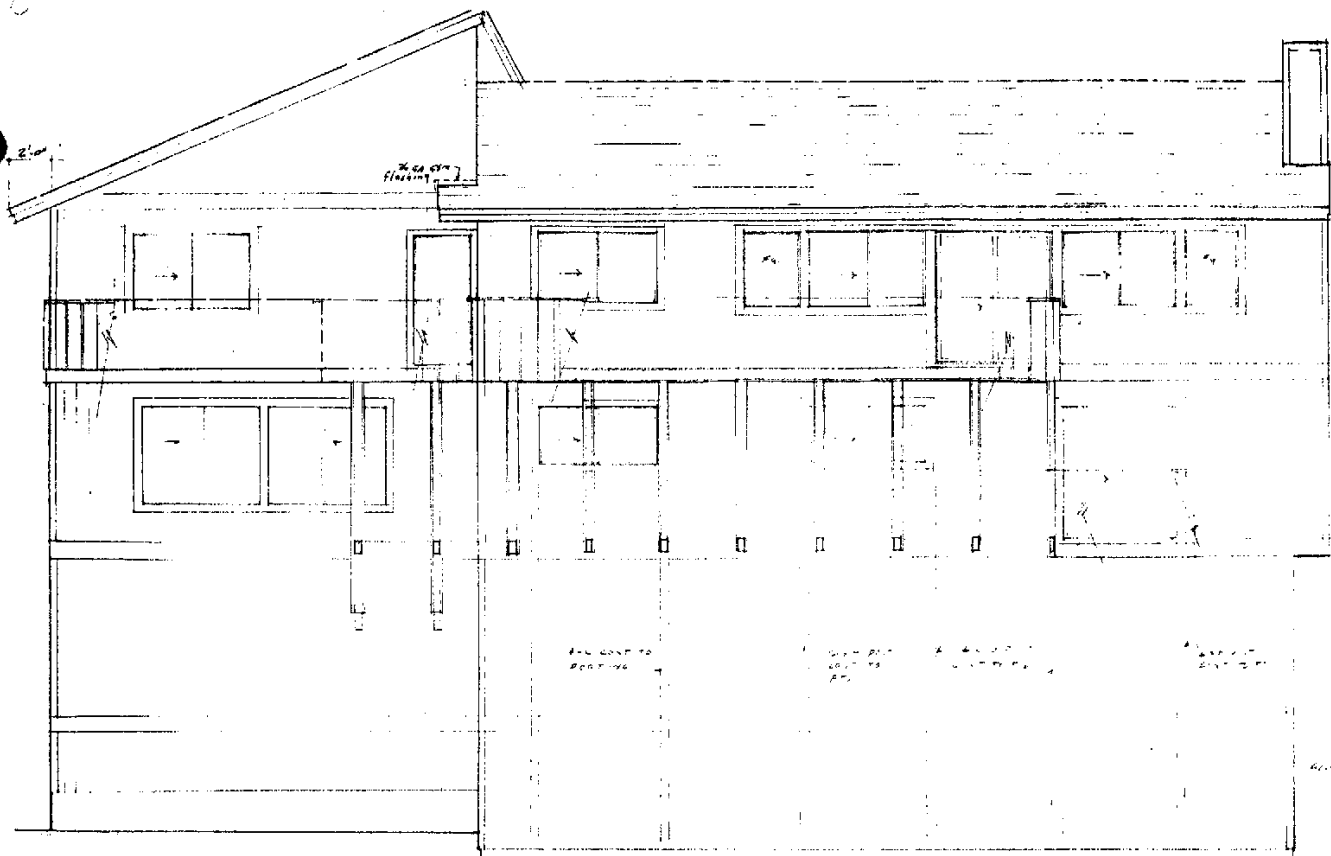
SIDE ELEVATION  
1/8" = 1'-0"



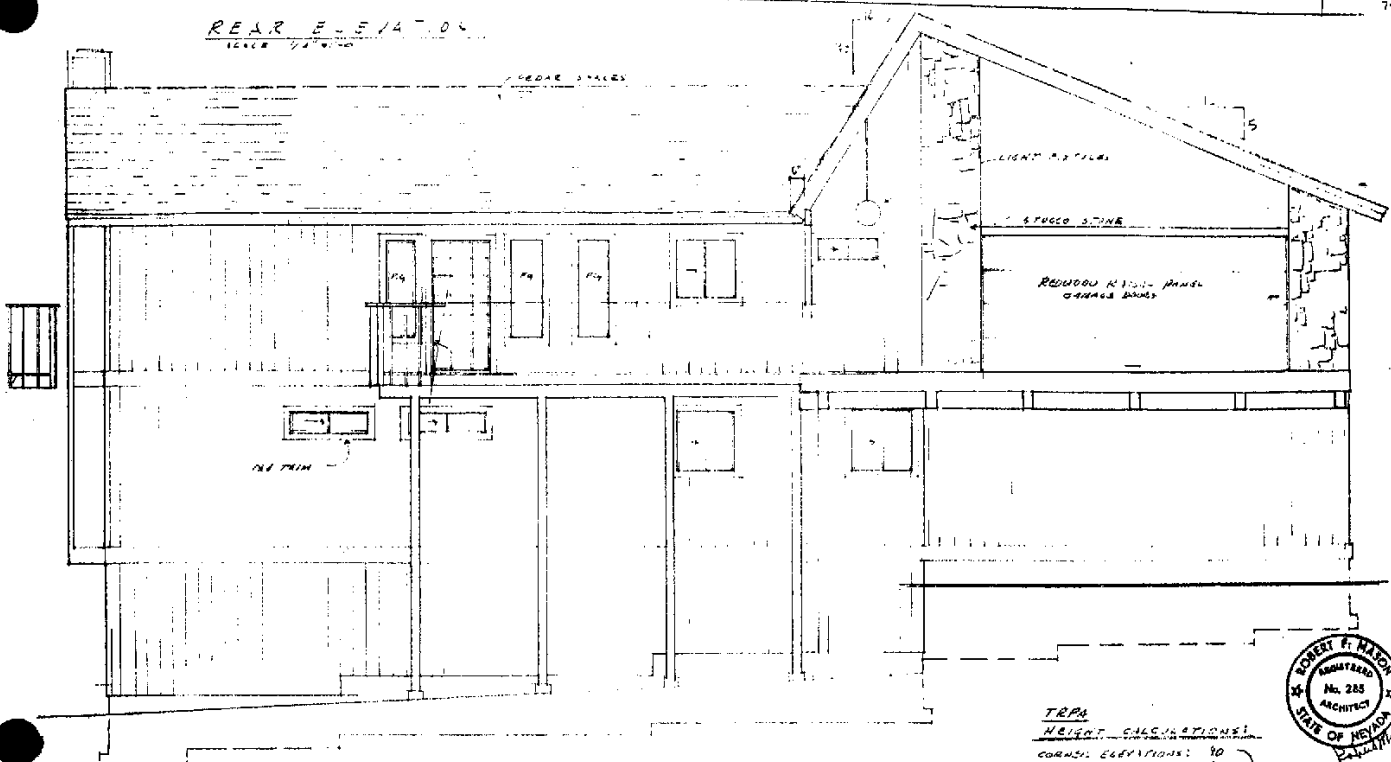
REAR ELEVATION  
1/8" = 1'-0"



SIDE ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"

NOTE: ALL EXTERIOR SIDING & TRIM TO HAVE SEMI-TRANSPARENT MARBLED STAIN.

TRPA  
HEIGHT CALCULATIONS:

CORNER ELEVATIONS: 70  
82  
74  
76

AVG. H. ELEV. = 80.6'

SLOPE:  $\frac{90-76}{20} = \frac{x}{100}$

$x = 80\%$  SLOPE  $\pm 16.47' + 25' = 41.97'$  HIGHEST ALLOWABLE ELEVATION OF 80.6'



TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Smith

Applicant: Lee S. Smith  
Application Type: Single Family Dwelling on a Lot Containing an SEZ  
Local Jurisdiction: Washoe County  
Review Per Section: Article VI(b) of the Revised TRPA Compact  
Article 6.3 of the TRPA Rules and Regulations  
Section 7.80 of the TRPA Grading Ordinance  
TRPA Land Use District: Low Density Residential (LDR)  
Project Location: 567 Silvertip Drive, Lot 14, Block B  
Ponderosa Subdivision #2, Incline Village, Nevada

Project Description: The applicant proposes to construct a two story, 2162 sq. ft. single family dwelling with an attached two-car garage and a 311 sq. ft. deck.

Compliance With Land Coverage Constraints: The proposed project conforms to the land coverage limitations prescribed in the land capability system.

Lot Size:		18,347 sq. ft.
Permitted Coverage:	Level 4, 20%	3,669 sq. ft.
Proposed Coverage:	Residence:	2,162 sq. ft.
	Deck:	311 sq. ft.
	Driveway:	920 sq. ft.
	Total:	3,393 sq. ft.

Compliance With Land Use Restrictions:

Density: The proposed project meets the land classification restriction for LDR.

Height: The proposed project has an average height of 32 feet which meets the maximum height restriction of 35 feet.

Site Description: The slope of the lot is approximately 13%. Vegetation in the area consists of Jeffrey pine and manzanita. Currently there is no riparian vegetation or alluvial soils associated with the SEZ. The area of the SEZ (Attachment A) is based on the delineation of the 100 year flood plain that will be achieved when a 36" CMP reaches it's maximum discharge. This culvert drains the north side of Silvertip Drive during snowmelt periods and intense rainfall events.