

**TRPA
GOVERNING BOARD
PACKETS**

**FEBRUARY
1982**

Phil

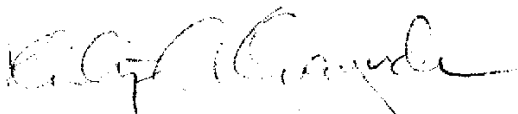
February 1982

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on February 24, 1982, at 9:30 a.m. at the Chateau, 955 Fairway Boulevard, Incline Village, Nevada, the Governing Body of the Tahoe Regional Planning Agency will conduct its regular meeting. The agenda for said meeting is attached to and made a part of this notice.

NOTICE IS FURTHER GIVEN that at 8:30 a.m. on Thursday, February 25, 1982 in the same location, the Finance Committee of said agency will meet to discuss TRPA's budget and financial status.

Dated: February 4, 1982



By: Philip A. Overeynder
Executive Director
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

The Chateau, 995 Fairway Boulevard
Incline Village, Nevada

February 24, 1982 9:30 a.m.
February 25, 1982 9:30 a.m.

NOTE: There will be a meeting of the Finance Committee at 8:30 a.m. at the Chateau on February 25, 1982. The purpose of said meeting is to discuss the Agency's budget and financial status.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA — *RYAN KNOWLES* —
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR
- V SPECIAL REPORTS - Federal Agency/TRPA Coordination Effort — *CONTRACT - USFS.*
- VI PUBLIC HEARING
 - A. Remedial Erosion and Runoff Control Ordinance
 - B. Amendments to Ordinance 81-1 Concerning Tree Removal Permits
- VII SPECIAL DETERMINATIONS
 - A. Gary Sheerin, Rocky Point Subdivision, Block C, Lots 1-4, APN 055-345-01, Washoe County, TRPA File #81-1148 *NEW FILING*
 - 1. Determination to Reconsider
 - 2. Status Under Section 9.13, Nevada Side Land Use Ordinance
 - B. Application Compliance with Compact Article VI(c) and Sections 4.21, 5.13 and 5.14 of the California Side Land Use Ordinance, Marshall Court Condominiums, Condominium Map for 5 Existing Apartment Units, El Dorado County
- VIII PLANNING MATTERS
 - A. City of South Lake Tahoe/El Dorado County Joint Planning Program
 - B. Development of 1982 Air Quality Plan
 - C. Transfer of Development Rights
 - D. Status Report on 208 Plan

- B/S - 15% EROSION CONTROL FUNDS

REMOVED AFTER CUT-OFF DATE - NEW FILING FEE REQ'D.

*Ref. 1/23/83
Continuation*
E. Progress Report on Compliance With the Tahoe
Regional Planning Compact Pursuant to Article VI

F. Environmental Threshold Carrying Capacities - 1:30 p.m., February 24

IX APPEALS

A. Appeals of Staff Decisions Regarding Project Status
Pursuant to Ordinance 81-5

1. Johnson/Nogle, Level 1A Dwelling, Lot 20, Uppaway Subdivision,
Douglas County, APN 01-100-20, TRPA File #81158
2. D. Keown, Level 1A Dwelling, Lot 60, Blk F, Incline Village #4,
Tyner Way, Washoe County, APN 125-512-06, TRPA File #81892

*CONT'D - 30
DAYS*
B. David Bale, Appeal of Staff Determination Regarding Excess Land
Coverage at 452 Jill Court, Washoe County, APN 125-131-10

*CONT'D
TO MAR 14
MTG.*
C. Rocky Point Subdivision, Washoe County - Applicant Paul Ferrari

1. Appeal of Staff Determination to Reject Application for an
Administrative Permit for Tunnel Creek Road Improvements
2. Appeal of Subdivision Classification Pursuant to Ordinance 81-5

X AGENCY REVIEW

A. D'Alessandro/List, Single Family Dwelling, 1980 Status, Level 1A,
Lot 50, Blk F, Incline Village #4, 508 Fallen Leaf Way, Washoe County,
APN 125-511-23, TRPA File #81896

B. P. Pozzuoli, Case-by-Case Review of a Single Family Dwelling, Level 3,
SEZ, Lot 68, Blk F, Incline Village #4, Washoe County, APN 125-581-18,
TRPA File #81-1156

C. Agency Review and Notification of Intent to Certify
Finding of No Significant Effect

1. Hawkins/Barrow, Land Capability Challenge, Lot 32, Blk I, Incline
Village #4, Washoe County, APN 125-522-06, TRPA File #81-1026
2. Jeff Needham, Installation of Satellite TV Receptor Dish on Single
Family Dwelling, Level 3, Douglas County, APN 03-241-03,
TRPA File #82050
3. Ionola/Dykes, Duplex, Level 5, Lake Village Unit 2D, Lots 69A & B,
Douglas County, APN 07-063-31 and -32, TRPA File #81518
4. A. Horita, Duplex, Level 6, Alder Court, Washoe County,
APN 124-041-16, TRPA File #81-1094
5. Robert Carter, Single Family Dwelling, Level 4, SEZ, Lot 53, Blk P,
Incline Village #3, Washoe County, APN 125-281-20, TRPA File #81894

6. *Hardy's Club*

XI ENFORCEMENT

A. Show Cause Hearings

CONT'D

- 1. Warner Odenthal, Unauthorized Dredging, 813 Lakeshore Drive, Incline Village, Washoe County, APN 122-181-45, TRPA File #81145
- 2. George Stalls, Unauthorized Grading, Excavation and Construction in an SEZ, Sawmill and Incline Roads, El Dorado County, APN 33-090-07
- 3. Reid Badgeley, Unauthorized Construction in an SEZ (1B Land Capability), 2333 Tahoe Vista Drive, City of South Lake Tahoe

B. Reports

- 1. Caesar's Tahoe, Status of Conditional Approval to Light the Hotel Tower, Douglas County, TRPA File #81560
- 2. Other

XII ORDINANCES

- A. First Reading of Ordinance Amending the Land Use Element of the Regional Plan to Reclassify 2.1 Acres in Washoe County (Hyatt Tahoe) from Recreation to Tourist Commercial

~~OFF-B.~~ First Reading of Ordinance Amending Ordinance 81-1 (see agenda item VI B)

XIII REPORTS

- A. Finance Committee Report - F.S. CONTRACT
- B. Executive Session
- C. Executive Director Report - HOSPITAL/ALPINE PROF. BLDG. PARKING - WORKSHEET
- D. Administrative Matters
 - 1. 1981-82 Budget and Work Program Revisions
 - 2. 1982-83 Preliminary Budget and Work Program
 - 3. Other -
- E. Legal Counsel Report
- F. Governing Body Members
- G. Public Interest Comments



XIV RESOLUTIONS

XV CORRESPONDENCE - WASHOE CO. LETTER

XVI PENDING MATTERS

XVII ADJOURNMENT

CONSENT CALENDAR

Approval of these items requires a finding of no significant environmental effect and approval with conditions and necessary findings.

1. Leppanen/Kaufman, Case-by-Case Single Family Dwelling Review, Level 3, Lot 16, Blk G, Incline Village Unit #4, Len Way, Washoe County, APN 125-492-13, TRPA File #81-1132
2. Stanley Rupiper, Dwelling on a Lot Containing an SEZ, Level 5, 920 Woodside Drive, Placer County, APN 98-320-30, TRPA File #82018
3. Harold's Club, Dwelling on a Lot Containing an SEZ, Levels 4 and 1A, Cal Neva Drive, Washoe County, APN 123-04-12, TRPA File #81-1436

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 at 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.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

APPROVED

Leppanen/Kaufman, Case-by-Case Single Family dwelling Review, Level 3, Lot 16, Blk G, Incline Village Unit #4, Len Way, Washoe County, APN 125-492-13, TRPA File #81-1132

Applicant: Wally Leppanen

Land Use District: Low Density Residential

Land Capability Classification: Level 3

Project Location: 563 Len Way, Incline Village Unit #4, Washoe County

Review Per Section: Article VI(b) of the TRPA Bistate Compact; Section 12.00 of Ordinance 81-5

Site Description: The subject parcel is a flag shaped lot with a downhill slope of approximately 13%. The lot is well vegetated with Jefferey Pine, white fir, incence cedar and chinquapin, and manzanita. The fill slope adjacent to the road is 4' in height and is proposed to be stabilized by rock riprap and revegetation. No stream zones are located on or adjacent to the property.

Project Description: The applicant proposes to construct a 2 story single family dwelling on a land capability class 3 lot. Due to the flag shape of the parcel a long driveway will be required for access to the building site. The utilities will be located beneath the driveway. The proposed foundation is a step type, following the natural contours to eliminate any cuts or fills. The cut slope along the driveway and the road fill will be stabilized with rock riprap and vegetation.

Land Coverage:

Lot Size:	15,353 sq. ft.
Permitted Coverage:	3,071 sq. ft. = 20%
Proposed Coverage:	2,896 sq. ft. = 18.8%

Building Height: Proposed: 26' Permitted: 35'

Impact Analysis and Mitigation Measures: The TRPA 1981 case-by-case lot review criteria were applied to the project. The parcel was considered a Low or Moderate Risk in each of the four categories. Staff has determined that all of the impacts will be mitigated to the extent possible. The determination is based on the following analysis:

1. Proximity to Stream or Wetland: The parcel is considered a Low Risk, as it is away from the direct area of influence of a stream environment zone. There is no riparian vegetation or evidence of a high water table.
2. Runoff Potential: The runoff potential of the parcel can be considered Low Risk. The Umpa series soils are well drained, with moderate permeability. Because the site is gently sloping and the vegetation is mature and well established, runoff potential is low.

2/5/82
KE/sf

CONSENT CALENDAR 1.

3. Land Stability: The site is considered low risk relative to land stability. The slope on the site is 10-13%. Dripline trenches which are to be placed under all eave lines and adjacent to the driveway, are designed to percolate a 50 year 1 hour storm. All cut slopes on the site will be ripped and revegetated.
4. Vegetation: The site is vegetated with well established pine, cedar and fir trees with a moderate understory of manzanita and chinquapin. Eleven trees are proposed to be removed prior to construction. Since the vegetation on-site would sustain some damage due to construction activities the site can be considered a moderate risk.

Recommendations from the Handbook of Best Management Practices have been incorporated into the proposal to minimize the disturbance to the greatest extent possible.

Consistency with Applicable Plans, Ordinances, Regulations and Standards: Prior to approval of this project the Governing Board 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 made the following findings relative to consistency with applicable elements:

<u>Applicable Elements</u>	<u>Findings</u>
Nevada Side Land Use Ordinance	Consistent
Nevada Side General Plan and Sub-Elements	Consistent
TRPA 208 Water Quality Plan	Consistent
Nevada Division of Environmental Protection Air Quality Plan	Consistent
Federal Air Quality Standards	Consistent

Project Analysis and Issues for Discussion: The staff recommends the following special conditions to assure that the identified impacts are mitigated to the greatest extent possible:

1. Tight vegetative protective fencing shall be utilized during construction to minimize vegetative disturbance.
2. The applicant must contribute to an offsite mitigation fund. this fee is based on the proposed coverage in excess of that allowed by land capability and must be paid prior to issuance of a TRPA permit. The mitigation fee is \$4,480, as calculated below:

2/5/82
KE/sf

CONSENT CALENDAR 1.

Capability level:	3
Lot size:	15,353 sq. ft.
Allowed coverage by land capability:	767 sq. ft. = 5%
Proposed coverage:	2,896 sq. ft.
Coverage in excess of land capability:	2,129 sq. ft.
Mitigation fee:	\$4,480.00

Required Actions and Findings:

1. The special conditions listed above.
2. Actions and findings listed on Attachment A.
3. Actions and findings listed on Attachment G.
4. Standard conditions of approval listed on Attachment D.

APPROVED

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Stanley Rupiper, Dwelling on a Lot containing an SEZ, Level 5, 920 Woodside Drive, Placer County, APN 98-320-30, TRPA #82018

Applicant: Stanley Rupiper

Land Use District: Low Density Residential

Land Capability Classification: Levels 4, 1b

Project Location: 920 Woodside Drive, Tahoma, Placer County, California

Review Per Section: Article VI(b) of the TRPA Compact; Article 6.3 of the TRPA Rules and Regulations; Section 7.80 of the TRPA Grading Ordinance; Section 3.00 of the TRPA Ordinance 81-5

Project Description: The applicant proposes to construct a single family residence containing 4 bedrooms, 2 bathrooms, and an attach 2 car garage.

Site Description: Vegetation in the area consists of a White fir, Jeffrey and sugar pine overstory, and a chinquapin and manzanita understory. Soils in the area of Tallac very stony coarse sandy loam. This particular soil type is moderately well drained, with a slight erosion hazard, and slow to medium runoff.

The outer most limit of the SEZ on the lot is identified by the 100 foot buffer strip measured from the centerline of McKinney Creek, and the existence of riparian growth at the western boundary of the lot.

The slope of the building site varies from 7.5% to 9%.

Land Coverage:

Lot size:	17,120 sq. ft.
SEZ area of the Lot: (Level 1b)	6,650 sq. ft.
Non SEZ area of the lot: (Level 3)	10,470 sq. ft.
Permitted coverage:	2,617 sq. ft.
Proposed coverage:	
Residence:	1,377 sq. ft.
Decks:	212 sq. ft.
Garage:	440 sq. ft.
Driveway:	496 sq. ft.
Total	2,525 sq. ft.

Building Height: Proposed: 24' Allowed: 25'

Impact Analysis and Mitigation Measures: Due to the physical characteristics of the lot, the type of construction proposed and the fact that no construction is proposed in the SEZ, staff cannot identify any adverse environmental impacts.

2/9/82
KS/sf

CONSENT CALENDAR 2.

Consistency with Applicable Plans, Ordinances, Regulations and Standards: Prior to approval of this project the Governing Board 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 made the following findings relative to consistency with applicable elements:

<u>Applicable Elements</u>	<u>Findings</u>
California Side Land Use and TRPA Grading Ordinance	Consistent
California Side General Plan and Sub-Elements	Consistent
TRPA 208 Water Quality Plan	Consistent
California Air Resources Board Nonattainment Air Quality Plan	Consistent

Staff Comment: Based on information submitted with the application and field review of the site, staff recommends approval of the project with the following special conditions:

1. Utilities shall be in a common trench runoff parallel and adjacent to the driveway.

Finding of No Significant Environmental Effect: Based on the information submitted with the application, including the completion of the environmental checklist, and field review, Agency staff finds that the subject project qualifies for a finding of no significant environmental effect.

Required Actions and Findings: A motion for approval of this project is based on the following findings and conditions:

- I 1. Pursuant to Article III(g)(2) of the Compact, the project complies with the regional plan, ordinances, rules and regulations of the Agency.
2. Pursuant to Article VI(b) of the Compact, the project is consistent with the applicable plans, ordinances, regulations and standards of federal and state agencies relating to the protection, maintenance and enhancement of environmental quality in the Region.
- II Findings that no grading, clearing, removal of vegetation, filling or creation of land coverage will occur within a stream environment zone.
- III The standard conditions of approval (Attachment D).
- IV The special conditions as indicated.

2/9/82
KS/sf

CONSENT CALENDAR 2.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

APPROVED

Harold's Club, Dwelling on a Lot Containing an SEZ, Levels 4 and 1A, Cal Neva Drive, Washoe County, APN 123-04-12, TRPA File #81-1436

Applicant: Harold's Club

Land Use District: Low Density Residential

Land Capability Classification: Levels 1A, 4 and SEZ

Project Location: Cal Neva Drive, Crystal Bay, Washoe County, Nevada

Review Per Section: Article VI(b) of the TRPA Compact; Article 6.3 of the TRPA Rules and Regulations; Section 7.80 of the TRPA Grading Ordinance; Section 9.21(3b) of the TRPA Land Use Ordinance; Section 3.00 of the TRPA Ordinance 81-5

Site Description: The vegetation of the lot consists of Jeffrey Pine, White fir and manzanita. The soil type of the lot where the proposed building is to occur is a Cagwin-Rock outcrop complex. This soil type with its associated slope of 5% has a slow rate of runoff and a moderate erosion hazard.

The remainder of the lot is a rock outcrop Toem complex with slopes of 30 to 50%. No construction or earth disturbance is proposed in this area. The SEZ on the property is a stable drainageway running along the northern boundary of the lot. The outermost boundary of the SEZ is the 25' buffer strip.

Project Description: The applicant proposes to convert an existing garage into a caretakers residence. The current use of the lot consists of a 4 car garage, covered trailer parking and tool storage/workshop area. This structure serves a residence on an adjacent lot as an accessory structure. The proposed project consists of a residence with an attached two car garage. In addition to reconstruction of the residence, the applicant proposes to rip and revegetate 148 square feet of compacted unpaved parking areas thereby reducing the total amount of coverage on the lot. This overall reduction in coverage on the lot is consistent with Section 9.21(3)(b) of the TRPA Land Use Ordinance which states in part "Non-conforming land coverage may be replaced by a building or extension of a building only if other land coverage on the same parcel is removed in an amount equal to the amount of land coverage created by such buildings or extension of building."

Land Coverage:

Lot Area:	32,702 sq. ft.
SEZ area of lot:	3,650 sq. ft.
Level 4 area of lot:	12,261 sq. ft.
Level 1A area of lot:	16,791 sq. ft.
Permitted Coverage:	2,488 sq. ft.
Existing Coverage:	5,420 sq. ft.

2/8/82
KS/sf

CONSENT CALENDAR 3.

Land Coverage: (continued)

Proposed Coverage:	
Residence & Garage:	1,068 sq. ft.
Decks	208 sq. ft.
Walks	242 sq. ft.
Drive & Parking	3,755 sq. ft.
Total	5,272 sq. ft.

Building Height: Proposed: 23' Permitted: 25'

Impact Analysis and Mitigation Measures: Due to the relatively flat slope of the construction site, the nature of the project, and the overall reduction of impervious land coverage, the staff cannot identify any adverse environmental effects.

In addition to an overall reduction in impervious surfaces on the site, the applicant proposes to bring the site into conformance with current standards for infiltration of onsite runoff, slope stabilization, and revegetation.

Consistency with Applicable Plans, Ordinances, Regulations and Standards: Prior to approval of this project the Governing Board 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 made the following findings relative to consistency with applicable elements:

<u>Applicable Elements</u>	<u>Findings</u>
Nevada Side Land Use Ordinance	Consistent
Nevada Side General Plan and Sub-Elements	Consistent
TRPA 208 Water Quality Plan	Consistent
Nevada Division of Environmental Protection Air Quality Plan	Consistent
Federal Air Quality Standards	Consistent

Staff Comment: Based on information submitted by the applicant and a field inspection of the lot, the staff cannot identify any issues for discussion. The staff recommends the following special conditions be placed on the project:

1. The applicant shall place parking barriers around the perimeter of the parking site to prevent parking on unpaved surfaces.

2. Appropriate energy dissipation devices shall be placed at the outlet of the existing driveway culvert.

Finding of No Significant Environmental Effect: Based on the information submitted with the application, the completion of the environmental checklist, and field review, Agenfy staff finds that the subject project qualifies for a finding of no significant environmental effect.

Required Actions and Findings: Motion for approval of this project is based on the following findings and conditions:

- I Pursuant to Article VI of the Compact, the project qualifies for a finding of no significant effect.
- II
 1. Pursuant to Article III(g)(2) of the Compact, the project complies with the regional plan, ordinances, rules and regulations of the Agency.
 2. Pursuant to Article VI(b) of the Compact, the project is consistent with the applicable plans, ordinances, regulations and standards of federal and state agencies relating to the protection, maintenance and enhancement of environmental quality in the Region.
- III Findings that no grading, clearing, removal of vegetation, filling or creation of land coverage will occur within or upon a stream environment zone.
- IV The standard conditions of approval (Attachment D).
- V The special conditions as indicated in the summary.

