

**TRPA
GOVERNING BOARD
PACKETS**

**JANUARY
1983**


January 1983

Phil

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

NOTICE IS HEREBY GIVFN that on January 26, 1983 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: January 7, 1983


By: Philip A. Overeinder
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

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

January 26, 1983 9:30 a.m.
January 27, 1983 9:30 a.m.

PRELIMINARY AGENDA

I CALL TO ORDER AND DETERMINATION OF QUORUM

II APPROVAL OF AGENDA

III ELECTION OF CHAIRMAN AND VICE CHAIRMAN 12:00 NOON

IV DISPOSITION OF MINUTES

V CONSENT CALENDAR

VI SPECIAL REPORT

A. Federal Agency/TRPA Coordination Effort - Bill Morgan - B/S ACQUISITION PROGR.

PAV D.Z.
B. Evaluation of Nevada Side Case-by-Case Review Allowing
Development on High Hazard Lands

G.G.
VII AGENCY REVIEW

A. Tom Pitts, Variance to Allow Unauthorized Nonconforming Structure in the
Foreshore, 8391 Kehlet Drive, El Dorado County APN 16-081-431,
TRPA File #81149

G.G. M.C.
B. Richardson Marina - Raising, Transporting and Restoration of the
Steamer "Tahoe", Glenbrook, Douglas County, TRPA File #82307

G.S. M.C.
C. Caltrans, Highway 89 Reconstruction Between the 'Y' in South Lake Tahoe
and Emerald Bay, El Dorado County, TRPA File #83014

D. ITEM 1 - CONSENT CALENDAR - MULBERRY
VIII PUBLIC HEARINGS

G.G.
A. To Consider Amendment of the Land Use Element of the General Plan to
Reclassify a 5.98 Acre Portion of El Dorado County Assessor Parcel No.
22-210-28 Located on the Northeast Corner of the Intersection of Tahoe
Keys Boulevard and Venice Drive from High Density Residential to
General Commercial, City of South Lake Tahoe

G.G. M.C.
B. To Consider Amendment of Ordinance 81-5 to Permit Transfer of
Permitted Coverage From Lots Within the Same Watershed to Lots or
Parcels Upon Which a Public Works Project is Proposed

PAO
C. To Consider Amendments to the 1981 Case-by-Case Lot Review Criteria
Pertaining to Land Stability (continued hearing from November 17, 1982),
Resolution Amending 1981 Case-by-Case Lot Review Criteria

CONT'D

IX APPEALS

~~DS/N.S.~~
~~GS/N.S.~~
~~GS/ROS.~~

- A. J. Rybicki, Appeal of Staff Determination Not to Refund Mitigation Fee, Washoe County APN 125-541-05, TRPA File #81878 *TODAY*
- B. Morrison/Martin, Appeal of Staff Rejection of an Application for Replacement of Nonconforming Land Coverage, Douglas County APN 07-038-05 and APN 11-070-02, TRPA File #82-1174 *TOMORROW*
- C. Rogers/Major Engineering, Appeal of Staff Decision Pursuant to the Case-by-Case Lot Review Criteria, Lot 136, Washoe County APN 126-082-03, TRPA File #82544 *CONT'D*

X SPECIAL DETERMINATIONS

~~GS/NS/GRD~~
G.G.
GAD
G.S./PAD

- A. Johnson/Uppaway Estates, Request for Determination of Subdivision Status Under Ordinance 81-1, Douglas County *CONT'D 30 DAYS*
- B. J. Hunziker, Finding of Substantial Conformance With Local Building Permit, Commercial Bulk Storage, Washoe County
- C. TRPA's Role in Recommending Priorities for Acquisition Programs Conducted Under Federal and State Laws
- D. Reclassification of Zephyr Heights Subdivision to Potentially Adequate Status Pursuant to the Case-by-Case Review Ordinance *oh*
- E. Other

XI ENFORCEMENT

A. Show Cause Hearings

~~GS/PAD~~
W.E.

- 1. J.A. Wickland/Tahoe Classic Marine, Unauthorized Pier Construction and Violation of Stop Work Order, Placer County APN 98-191-16 *CONT'D*
- 2. F. Motamedi, Noncompliance With Previous Approval to Reconstruct a Boathouse in the Backshore, El Dorado County APN 16-131-05, TRPA File #81053 *CONT'D*

B. Reports

PAD/G2
G2/W.E.

- 1. Status of Stanley Hiller Pier, Placer County APN 98-220-36, TRPA File #82319
- 2. Status of Odenthal Jetty Removal, Washoe County APN 122-181-45, TRPA File #81145

XII PLANNING MATTERS

- A. Regional Plan Development
- B. Status Report on Land Capability Redelineations

2:00
THURS. 10:00

D.N. C. Redesignation Request for Attainment Status Under the Federal Clean Air Act

D.N. D. U.S. Postal Service, Action Plan for Mail Delivery

D.N. E. Annual Report for the Lake Tahoe Basin Air Quality Plan (Federal Clean Air Act)

CONT'D TO FEB FOR ARC INPUT
- TIME CERTAIN THURS. 9:30

XIII ADMINISTRATIVE MATTERS

PA/D.N. A. Ratification of Contract for Nitrogen Deposition Study

B. Appointment of Lay Members to the Advisory Planning Commission

XIV ORDINANCES

GAO/62 A. First Reading of Ordinance Amending the Land Use Element of the General Plan to Reclassify 5.98 Acres in the City of South Lake Tahoe (see agenda item VIII A.)

GA2/62 B. First Reading of Ordinance Amending Ordinance 81-5 to Permit Transfer of Permitted Coverage for Public Works Projects (see agenda item VIII B.)

GAO/GWB C. Second Reading of Ordinance Amending the California Side Land Use Ordinance Regarding Variances for Historically Significant Structures

XV REPORTS

A. Executive Session ✓

B. Executive Director Report

PA/62 1. Calishun Motel, Status of Compliance With Conditions of Approval, City of South Lake Tahoe, APN 27-170-02, TRPA File #80206

PAO 2. Request From the Tahoe Transportation District for Status of Permitting Residential Uses Within Highway 50 Bypass Corridor

PAO 3. Interpretation of Shorezone Ordinance Regarding Repairs to Nonconforming Structures in the Shorezone

PAO 4. List of Projects Approved at Staff Level

5. Other NOTICE OF AVAIL. OF EIS / BROCKWAY SPGS. SETTLEMENT

C. Legal Counsel Report

D. Governing Body Members

E. Public Interest Comments

XVI RESOLUTIONS

XVII PENDING MATTERS

XVIII ADJOURNMENT

CONSENT CALENDAR

Approval of the following projects requires a finding of no significant environmental effect and approval with necessary findings and conditions.

1. Mulberry/Sierra Concepts, Single Family Dwelling, 1980 Status, Lot 12, Zephyr Heights #6, Douglas County APN 05-172-24, TRPA File #821426
2. Ocheltree/Tahoe Shores, Parking Lot Expansion on a Lot Containing an SEZ, Levels 6 and 1B, 999 Tahoe Boulevard, Washoe County APN 127-040-05, TRPA File #821246 *oh*
3. Robinson/Larson, Light Manufacturing and Craft Sales Building, 200 Village Boulevard, Washoe County APN 122-288-13, TRPA File #821216 *oh*
4. Incline Village General Improvement District/North Tahoe Broadcasting Company, Administrative Permit for Additional Height for an Antenna, Ski Incline, Washoe County, TRPA File #821336 *oh*
5. ~~Caesar's Tahoe, Administrative Permit for Temporary Snowmobile Operation, Douglas County, TRPA File #821438~~ } *APPL. REQUEST WITHDRAWN*

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

Mulberry/Sierra Concepts, Single Family Dwelling, 1980 Status, Lot 12, Zephyr Heights #6, Douglas County APN 05-172-24, TRPA File #821426

Applicant: Merrill K. Mulberry/Ron A. Brenier (Sierra Concepts)

Project Description: The applicant proposes to construct a two story single family dwelling with a detached garage. The garage is at street level with a walkway connecting it to the dwelling.

Project Location: Lot 12, Zephyr Heights #6, Lookout Road

Site Description: The subject parcel is a downhill lot with a slope of approximately 30% across the building site. There is some rock outcrop on the site, although the building is sited to avoid the majority of surface rock. The slope across the garage site is approximately 35%. The site contains a healthy understory vegetaiton and few trees.

Review Per Section: Section 12.20 of TRPA Ordinance 81-5

Land Use District: Low Density Residential (LDR)

Land Capability Classification: Level 1A, RtF soil type

Land Coverage:

Total Lot Size	12,617 sq. ft.
Allowable Coverage	2,800 sq. ft. (Section 9.24 of TRPA Land Use Ord.)
Proposed Coverage	2,153 sq. ft.

Building Height:

Proposed: 35 ft. Permitted: 35 ft. + 15 ft. cross slope allowance

Impact Analysis and Mitigation Measures: The subject application has been determined to be eligible for 1980 building status. A building permit was originally issued in 1979. The applicant returned to the building department in 1980 with revisions. At that time the applicant was informed of the moritorium on building in the Zephyr Heights area due to the water problem.

The applicant was actively pursuing his permit in 1980 and, therefore, qualifies for 1980 status. The Douglas County Board of Commissioners voted to reinstate the subject permit in November, 1982. The Agency considers a reinstatement as a new project.

Although the subject parcel is fairly steep, the proposal has been designed to minimize impacts. Excavation will be required for footings only. The house is set down the hill in the area of least slope. This also serves to soften the visual impact. A drainage plan is proposed to infiltrate all runoff concentrated by the proposed construction. The EIS for the 208 Plan amendments was programmatically applied to this category of projects.

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>
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

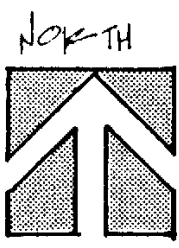
Project Analysis and Issues for Discussion: Agency staff can identify no major issues for discussion. To insure that potential impacts are mitigated to the extent possible, the following special conditions are recommended:

1. Foundations and Utility trenches shall be hand dug unless a plan for limited equipment access is approved by Agency staff.
2. Final details of the drainage and slope stabilization plan shall be approved by Agency staff prior to TRPA permit issuance.

Required Actions and Findings:

1. Findings listed on Attachment A.
2. Standard Conditions of Approval (Attachment D).
3. Findings listed on Attachment H.
4. The special conditions listed herein.

NAT



- 1 ASPEN DR
- 2 CANYON DR
- 3 GOLDEN WATTLE CT
- 4 PRINCEBORN CT
- 5 RED PIN DR

- CO. ARCADE BLVD
- STATEMENT OFFICE
- STATEMENT OFFICE
- STATE DEPT.

LOCATION MAP

MR & MRS KEITH MULSBERRY
 940 SAN EDUARDO AVE.
 HENDERSON, NEV. 89015

ZEPHYR COVE

SITE

TOIYABE

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BY

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TAHOE REGIONAL
PLANNING AGENCY

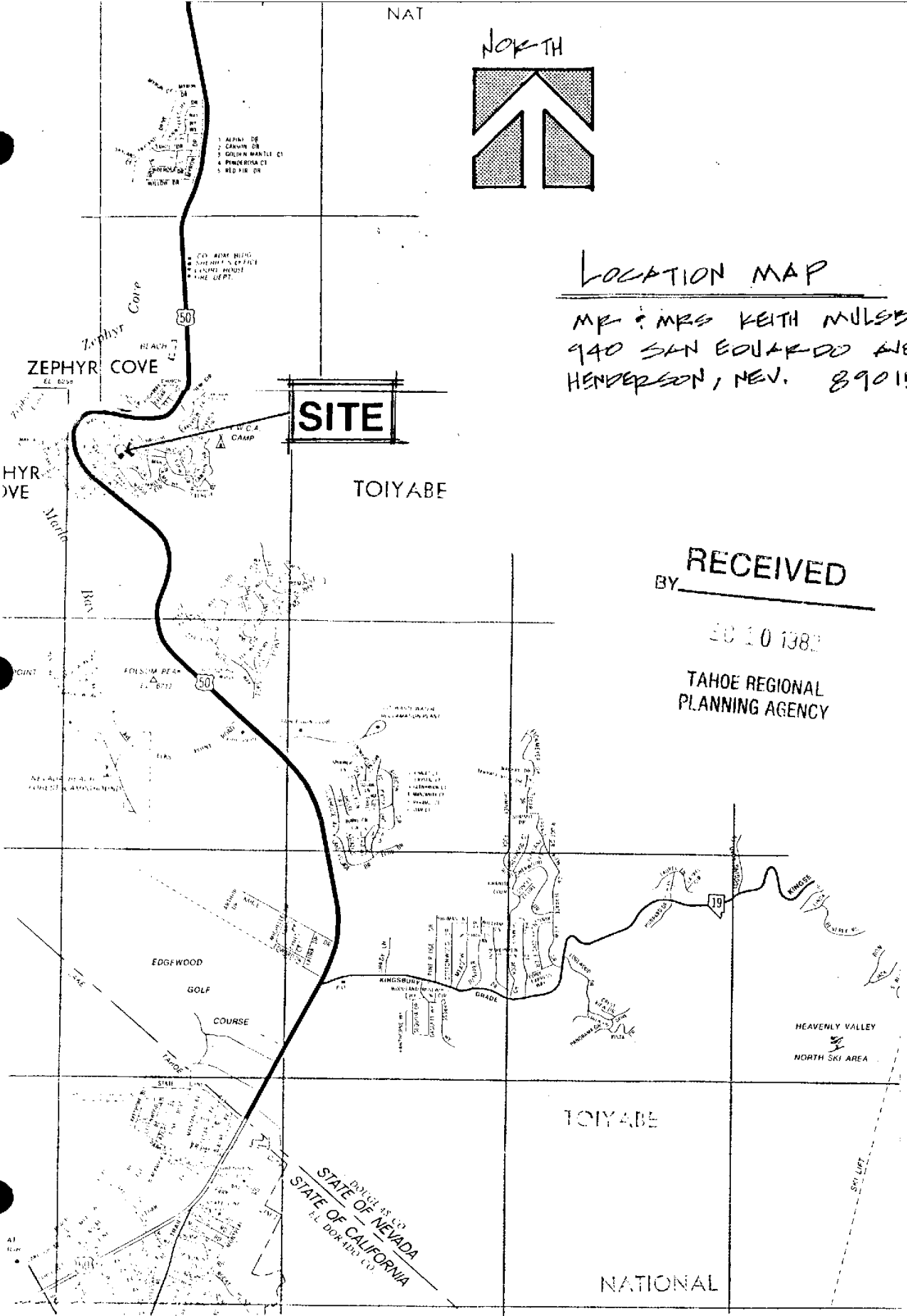
EDGEWOOD
GOLF
COURSE

TOIYABE

HEAVENLY VALLEY
NORTH SKI AREA

DRIVER 151 100
 STATE OF NEVADA
 STATE OF CALIFORNIA
 L.L. DORR 100 CO

NATIONAL



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Ocheltree/Tahoe Shores, Parking Lot Expansion
on a Lot Containing an SEZ, Levels 6 and 1B,
999 Tahoe Boulevard, Washoe County APN 127-040-05,
TRPA File #821246

Applicant: Paul Ocheltree/Tahoe Shores Center

Project Description: The applicant proposes to construct an additional parking lot at the rear of an existing office/commercial building. There are currently 40 parking spaces on the site which were determined to be adequate by Washoe County when the building was constructed. Minor changes in previous uses and the types of businesses which rent space in the building have created a demand for approximately 63 spaces at peak periods. This is 20 spaces more than currently exist. Additionally this area is currently utilized as overflow parking and has highly compacted soils.

Project Location: 999 Tahoe Boulevard, Incline Village

Site Description: Vegetation in the area consists of Jeffrey Pine, white fir, bitterbrush and sage brush. The soils in the area are an Inville stony coarse sandy loam. The slope is approximately 8%. This soil and slope association has a slight erosion hazard and permeability is moderately rapid.

The outermost boundary of the stream environment zone is the 100 foot buffer strip from the centerline of Incline Creek.

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

Land Use District: Tourist Commercial

Land Capability Classification: Levels 6 and 1B

<u>Land Coverage:</u>	Lot Size:	846,371 sq. ft.
	Level 6 Area:	700,171 sq. ft.
	SEZ Area:	146,200 sq. ft.
	Permitted Coverage:	211,513 sq. ft.
	Proposed Coverage	9,725 sq. ft.

Impact Analysis and Mitigation Measures: Based on information submitted with the application, a field review by the staff, and review of the initial environmental checklist completed by the applicant, the staff cannot identify any significant issues for discussion. The project has been designed to minimize site disturbance and vegetation removal to the greatest extent possible. There is no disturbance proposed in the SEZ.

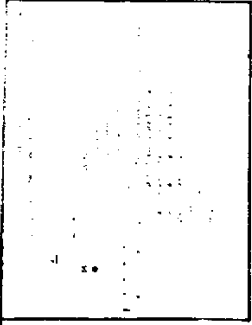
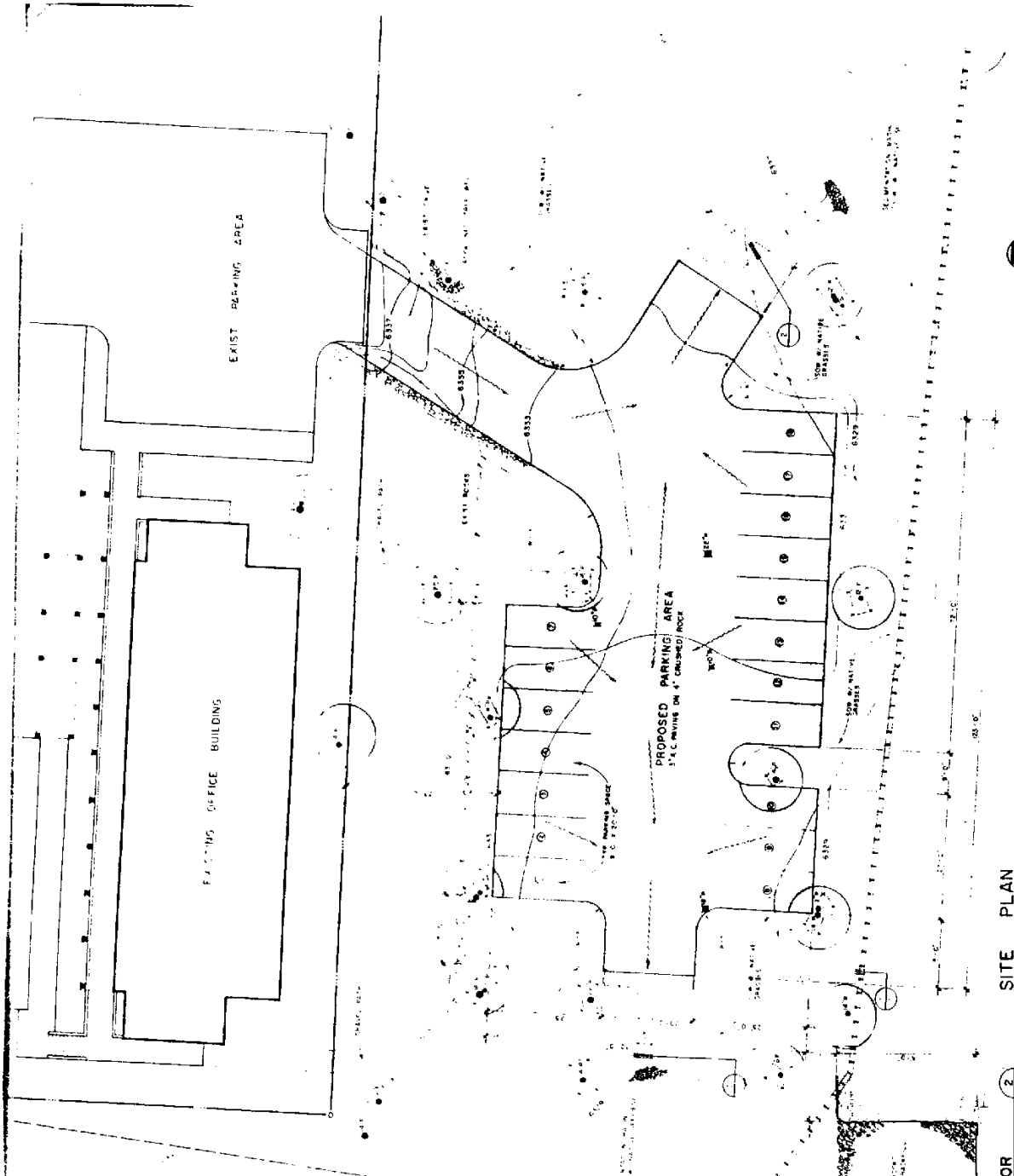
KS:jf
1/11/83

Consent Calendar Item 2.

Required Actions and Findings: Should the Governing Body approve the project, following are the necessary findings and special condition:

- 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 or upon an SEZ.
- III Based on the information submitted with the application, the completion of the environmental check list and the field review, the subject project qualifies for a conditional finding of no significant environmental effect.
- IV Special condition as follows:
 1. 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 \$1,945, as calculated below:

Capability Levels:	6 and 1B
Lot Size:	846,371 sq. ft.
Permitted Coverage:	211,513 sq. ft.
Proposed Coverage:	9,725 sq. ft.
Mitigation Fee:	\$1,945



TAHOE REGIONAL
PLANNING AGENCY

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Ocheltree/Tahoe
Shores
Parking Lot

SITING BARRIER TRENCH DETAIL FOR 2 SITE PLAN

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Robinson/Larson, Light Manufacturing and Craft Sales Building, 200 Village Boulevard, Washoe County APN 122-286-13, TRPA File #821216

Applicant: Robinson/Larson/Ford

Project Description: The applicant is requesting approval to construct a crafts center for the production and sales of craft items. The center will consist of three buildings with a total of 2,240 square feet of commercial floor space. Eight parking spaces are proposed.

Project Location: The site is located on the northeast side of the intersection of Village and Southwood Boulevards within the commercial core area of Incline Village.

Site Description: The 22,655 square foot site slopes gently to the south at 7%. Vegetation consists of mature pine and fir trees with an understory of manzanita. Seven of the twenty-four trees on site are proposed for removal. Construction of Village and Southwood Boulevards resulted in cut slopes adjacent to the property. These slopes will be rock ripped as part of the project. The roadside drainage channel will also be rock ripped.

Land Use District: General Commercial (GC). The proposed use is permitted in the GC Use District.

Land Capability Classification: Soil Type IsC, Land Capability Level 6, Allowed Land Coverage 30%.

Land Coverage:

Lot Size:	22,655 sq. ft.
Permitted Coverage:	6,796 sq. ft.
Proposed Coverage:	6,746 sq. ft.

Building Height: Proposed: 25 ft. Permitted: 40 ft.

Impact Analysis and Mitigation Measures:

Traffic: The subject proposal will generate 26 vehicle trips per day which is less than 100 per day and less than 1% of the remaining road capacity adjacent to the property. Therefore the project qualifies for a finding of no significant effect and no traffic and air quality mitigation fees are required. This determination is based on uses and tenant mix identified in the information submitted with the project. Any modifications which will increase the projected vehicle trip generation from the site will require review and approval by the Agency.

Water Quality: The subject project will incorporate the Agency recommended best management practices for control of erosion and drainage flows. These improvements include rock riprap, revegetation, and infiltration trenches. In addition, the existing cut slopes and roadside drainage ditch within the County right-of-way and fronting the project site, will be stabilized with rock riprap.

Commercial Square Footage: The project proposes 2,240 square feet of commercial space. There is sufficient commercial square footage allocation in Washoe County for 1983 to allow this proposal.

Parking: Washoe County has required that eight parking spaces be provided. The initial submittals to the Agency only reflected seven spaces. Revised plans showing eight spaces have been submitted by the applicant.

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 Ordinances</u>	<u>Finding</u>
Nevada Side General Plan	Consistent
Nevada Side Land Use Ordinance	Consistent
TRPA 208 Water Quality Plan	Consistent
Nevada Side Indirect Source Review Ordinance	Consistent
Federal/State Air Quality Standards	Consistent

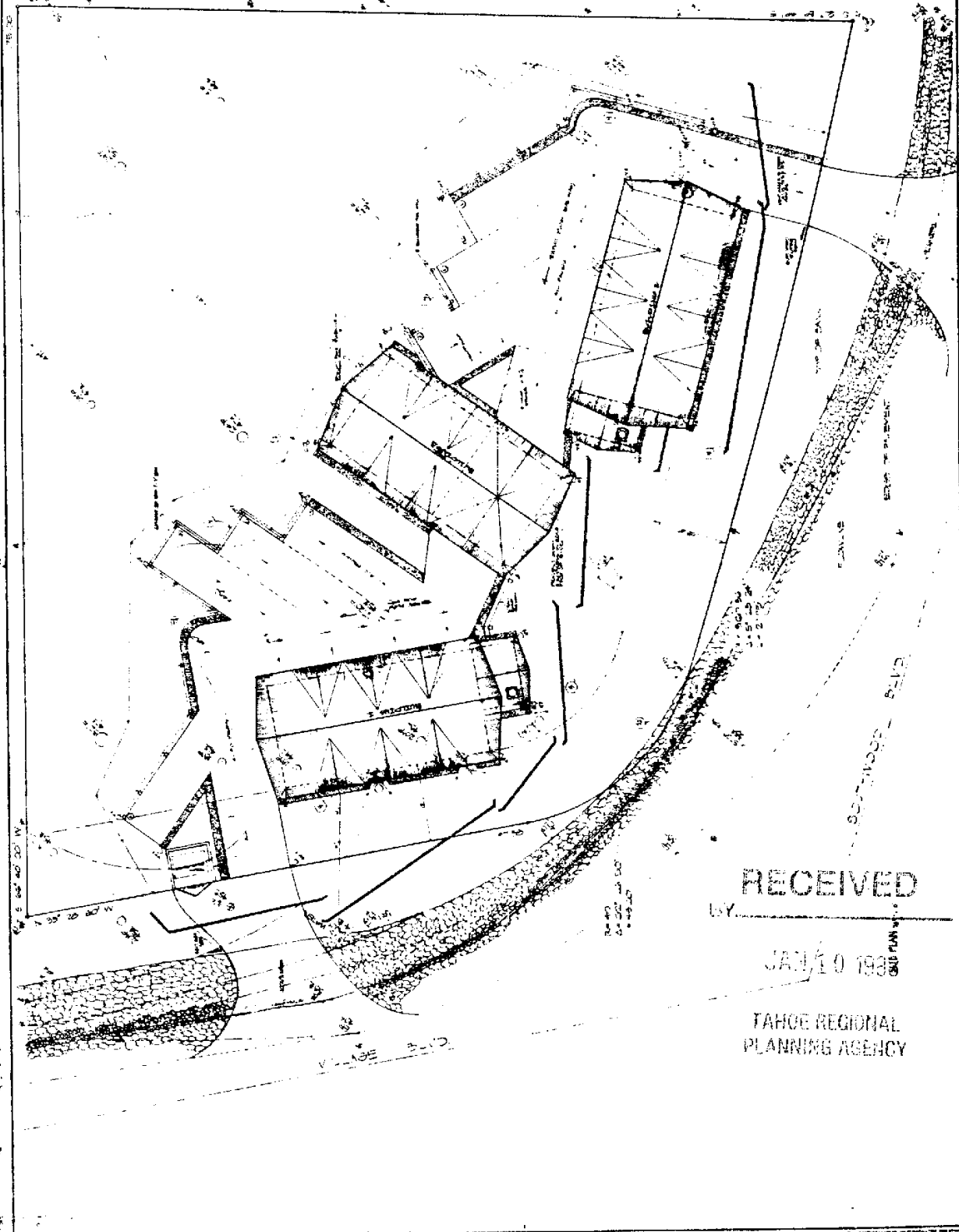
Based upon the information submitted with the proposal and review of the initiate environmental impact checklist, Agency staff recommends that the project is consistent with applicable Agency standards and qualifies for a finding of no significant effect. There are no remaining unresolved issues requiring Governing Board discussion.

Required Actions and Findings:

1. Findings listed on Attachment A.
2. Standard conditions of approval listed on Attachment D.
3. The TRPA 208 Plan Water Quality Mitigation fee for the new land coverage proposed is \$1,349.20.

SUPERVISOR'S COVERAGE
 SUPERVISOR'S NAME: _____
 SUPERVISOR'S TITLE: _____
 SUPERVISOR'S OFFICE: _____
 SUPERVISOR'S PHONE: _____
 SUPERVISOR'S FAX: _____
 SUPERVISOR'S E-MAIL: _____
 SUPERVISOR'S SIGNATURE: _____
 DATE: _____

TOPOGRAFC SURVEY
 PROJECT NO. _____
 SHEET NO. _____
 DATE OF SURVEY: _____
 SURVEYOR'S NAME: _____
 SURVEYOR'S TITLE: _____
 SURVEYOR'S OFFICE: _____
 SURVEYOR'S PHONE: _____
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