

**TRPA  
APC  
PACKETS**

**JULY  
1983**

2.00 Incl. Comm. Hosp.

Phil

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

NOTICE IS HEREBY GIVEN that on July 13 and 14, 1983 at  
9:30 a.m. at Heart Federal Savings and Loan  
located at 705 North Lake Boulevard, Tahoe City, 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: July 1, 1983

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

TAHOE REGIONAL PLANNING AGENCY  
ADVISORY PLANNING COMMISSION

Heart Federal Savings and Loan  
705 North Lake Boulevard  
Tahoe City, California

July 13, 1983 9:30 a.m.  
July 14, 1983 9:30 a.m.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- ~~III DISPOSITION OF MINUTES~~ *DXF*
- IV APPEALS
- A. Lowry/Pillsbury, Logan Creek Estates, Appeal of Staff Rejection of an Application for Subdivision Improvement, Douglas County, (July 13, Estimated Time 10:00 a.m.)
  - B. Loomis/Barrow, Appeal of Staff Decision Pursuant to the Case-by-Case Lot Review Criteria, Lot 15 Tyrolian Village Unit #7, Washoe County APN 126-083-10, TRPA File #82674 (July 13, Estimated Time 10:20 a.m.)
  - C. Peterson/Curtis, Appeal of Staff Decision Pursuant to the Case-by-Case Lot Review Criteria, 759 Allison Drive, Washoe County APN 126-051-06, TRPA File #821010 (July 13, Estimated Time 10:40 a.m.)
  - D. Carpenter/Curtis, Appeal of Staff Decision Pursuant to the Case-by-Case Lot Review Criteria, 760 Allison Drive, Washoe County APN 125-051-07, TRPA File #82430 (July 13, Estimated Time 11:00 a.m.)
- V PLANNING MATTERS
- Workshop on Policy Plan, Environmental Impact Statement, and Subcommittee Recommendations (July 13, Estimated Time 1:00 p.m. and July 14, Estimated Time 9:30 a.m.)
- VI ADMINISTRATIVE MATTERS
- VII REPORTS
- A. Staff Reports
  - B. Public Interest Comments
  - C. APC Members - *Not Yet*
- VIII RESOLUTIONS - *Base Watch*
- IX CORRESPONDENCE
- X PENDING MATTERS
- XI ADJOURNMENT

*Subdivision Classification*

# TAHOE REGIONAL PLANNING AGENCY

P.O. Box 8896  
South Lake Tahoe, California 95731

2155 South Avenue

(916) 541-0246

## MEMORANDUM

July 6, 1983

TO: TRPA Advisory Planning Commission

FROM: Agency Staff *PAO*

SUBJECT: June 8 and 9, 1983 APC Minutes, Agenda Item III

Due to time constraints the June 8 and 9, 1983 APC Minutes are not included in the packet mailing. If time does not allow for the minutes to be mailed to you under separate cover, then they will be distributed at the July APC meeting.

/md

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Lowry/Pillsbury, Logan Creek Estates Unit #2, Appeal of Staff Rejection of an Application for Subdivision Improvement, Douglas County, TRPA File #83462

Applicant: William F. Pillsbury/Albert J. Lowry

Project History: The applicant has submitted 30 applications for case-by-case review in Logan Creek Estates Unit #2. This area was previously not rated due to the unimproved status of the subdivision. The roads are not paved, there are no drainage or slope stabilization improvements, and no utilities to the individual lots. As a result of the applications being submitted the subdivision has been rated as "in need of further evaluation". (See attachment A for subdivision evaluation.) The subject applications are therefore not eligible for review until: 1) drainage and erosion control improvements are made to the subdivision, as per plans approved by the Agency, and the subdivision is then reclassified as either "Adequate" or "Potentially Adequate"; or 2) adoption by the Agency of amendments to the Regional Plan pursuant to Article V(c) of the Compact.

The applicant has therefore submitted plans for subdivision improvements for Logan Creek Estates Unit 2. These improvements include widening and paving existing dirt roads, placement of sewer and water lines, stabilization of road cuts and fills and infiltration of roadside drainage.

The intent of the Case-by-Case review procedure is for review of parcels in subdivisions which are already improved. Section 12.60 of Ordinance 81-5 prohibits any grading, clearing, removal of vegetation, filling or creation of land coverage in land capability districts 1a, 1c, 2, and 3. Additionally, Section 13.10 of Ordinance 81-5 prohibits disturbance in a stream environment zone. It is staff's opinion that construction of necessary subdivision improvements would fall under these sections of the ordinance and would therefore be prohibited. The application has therefore been rejected. The applicant is now requesting an appeal of this staff rejection.

Site Description: The area consists of steep slopes with rock outcrops. Small, dirt roadways traverse the slopes (North Peak, South Peak and Rim Rock Drive). These roadways are of variable width, being as narrow as 8 to 10 feet in areas. Vegetation is being established on the roadway and on the cut and fill slopes. The soil type in the subdivision is primarily mapped as RtG (Rock outcrop - Toem Complex 50 to 70% slopes). Some CaF (Cagwin-Rock outcrop complex, 30 to 50% slopes) also exists in the area. The entire area is mapped as a C2, High Hazard Geomorphic Unit. According to the Bailey Report, 1974 "these lands are the primary source of potential erosion in the Basin. Soils are shallow and are underlain by almost impermeable bedrock. Water concentrated from impervious surfaces, such as paved roads, produces severe gully and channel erosion in loose decomposed granitic material".

Because the subdivision encompasses such a large area, slopes are variable. Generally, however, slopes exceed 30%. The undisturbed slopes are fairly well vegetated with manzanita and mature pines and firs. The road cuts and fills have begun to revegetate.

Lowry/Pillsbury, Logan Creek Estates Unit #2

Project Description: The proposed subdivision improvements include: (See details attached)

1. Placement of sanitary sewer (6" PVC pipe) on one side of the road and water lines (6" PVC pipe) on the opposite side.
2. Widening and paving of North Peak Drive, South Peak Drive and Rim Rock Drive to a width of 16 feet.
3. Curb and gutter with drop inlets to infiltration trenches along the roadways.
4. Revegetation of cut and fill slopes, where feasible.
5. Rip-rap of cut and fill slopes where slopes are 1:1.
5. Retaining walls where cut slopes are of excessive height.

Review Per Section: Article VI(b) of the TRPA Compact, Sections 12.11, 12.12, and 12.60 of Ordinance 81-5.

Land Use District: Logan Creek Estates Unit #2 is classified as General Forest. The Governing Body of the Tahoe Regional Planning Agency at its regular meeting on January 26, 1977 made the following findings with regard to the subject subdivision:

1. There has been construction of roads, sewers or other substantial facilities to serve the subdivision prior to February 10, 1972.
- \*2. The subdivision does qualify for one single family house per lot under Section 9.14 of the Agency's Land Use Ordinance; and
- \*3. The subdivision does qualify for the land coverage allowed under Section 9.24 of the Agency's Land Use Ordinance.

\*It is Agency legal counsel's opinion that the provisions of these sections of the ordinance must comply with currently applicable ordinances and regulations. The ability to construct a single family dwelling on the subject parcels must therefore comply with Ordinance 81-5 and can be processed only as applications for case-by-case review.

Conformance with Case-by-Case Lot Review Criteria: Each lot would be rated individually, although the general character of the area indicates that the majority of the parcels would be rated as a high risk in at least one of the four criteria:

Lowry/Pillsbury, Logan Creek Estates Unit #2

Proximity to Stream or Wetland: Most of the parcels appear to be away from the influence of a stream or wetland.

Runoff Potential: The general character of the area is one of very rocky soils and rock outcrop. Additional information would be required to adequately evaluate the infiltration capacity of each lot.

Land Stability: Slopes are generally well over 30% slope which results in a high risk rating for land stability. Additionally, cut slopes created for the dirt road causes access problems.

Vegetation: Because of the rocky soils and steep slopes, revegetation of disturbed areas may prove difficult. High risk ratings may therefore be assigned for many of the parcels.

A high risk rating in any of the four criteria precludes an application from further review under the case-by-case procedure.

Project Analysis and Issues for Discussion:

1. Determination of Environmental Impact - Prior to approval, the Governing Body must make a finding of no significant effect. Staff can identify a number of impacts which would result from the proposed improvements:
  - a. The widening of the roadway and placement of utilities will create additional land coverage, grading and disturbance in a high hazard area.
  - b. Potential cumulative impacts will result from approval of the subdivision improvements. Some 30 applications for case-by-case review have been received by TRPA to date. The cumulative impacts of this single family dwelling construction should be considered. The slopes are steep and include road cuts and fills which may cause access difficulties.
  - c. Impacts on public services should be addressed. Additional sewer capacity will be required as well as water supply. The applicant contends that there are water rights currently allocated to this area. The water supply system will have to be upgraded which is to include a water tank and underground water lines. Analysis of point of diversion should also be addressed.

Additional single family dwellings will result in increased traffic generation and will impact the existing roadways in Logan Creek Estates Unit #1.

Although the proposed improvements will resolve some erosion problems on the site, TRPA staff feels a more complete environmental assessment (Environmental Impact Statement) is necessary to adequately assess impacts which may result from this project.

- 2. Intent of Ordinance 81-5 - The case-by-case review procedure, as set forth in Ordinance 81-5, is intended for review of single family dwellings in subdivisions which are "potentially adequate" or "adequate". Some subdivisions, or portions of subdivisions, rated as "in need of further evaluation" require only minor drainage and slope stabilization improvements to bring the areas up to a "potentially adequate" standard.

This subdivision, however, requires substantial improvements which involve new coverage and disturbance in high hazard areas. This is contrary to the intent of Ordinance 81-5 which was to only allow new coverage associated with single family dwellings in already-improved subdivisions, as addressed in Section 12.60 of ordinance 81-5.

PRECEDENTIAL ACTION:

Rocky Pt. SUBDIVISION:

EIS REQUIRED

STATUS:

- 9.14 L.U.O. - Zoning decision - substantial improvements

- Proposed c/c:

- improvement of subdivision

- exc review of stdn.

- EIS req'd.

differences

- cov'g over existing impervious

- 6 stdn vs. 30

- slopes < 30% vs. slopes generally greater than 30%

ISSUES

- 9.14 Determination - 1977 TRPA

- reliance on 1977 TRPA DETERMINATION

7-7-83

- water system resolved in last 6 months

→ vs. water rights

→ new information - infiltration - not avail. to staff at time of staff fact sheet

see B.12

L.U.O. in effect, reg'd at time

TRPA approval of admin.

permit for roof/utl/water syst. improvement

APC Agenda Item IV A.

Page 4

discretionary action



TAHOE REGIONAL PLANNING AGENCY

SUBDIVISION Logan Creek Subdivision  
SUB-AREA Unit #2  
DRAINAGE AREA Logan Creek

1. Road Placement

Good Placement in Relation to Natural Features \_\_\_\_\_  
Fair Placement in Relation to Natural Features \_\_\_\_\_  
Poor Placement in Relation to Natural Features \_\_\_\_\_  
Remarks - Roadway traverses steep slopes and rock outcrops. Width expansion would involve severe excavation/cross slopes. x

2. Drainage System

Good Placement in Relation to Natural Features \_\_\_\_\_  
Fair Placement in Relation to Natural Features \_\_\_\_\_  
Poor Placement in Relation to Natural Features \_\_\_\_\_  
Remarks - No existing drainage system. Vegetation is being naturally re-established to minimize erosion problems on roadway. x

3. Maintenance

Good Maintenance of Vegetation/Structures/Snow \_\_\_\_\_  
Fair Maintenance of Vegetation/Structures/Snow \_\_\_\_\_  
Facilities Not Adequately Maintained \_\_\_\_\_  
Remarks - Roadway not maintained. Natural vegetation being established. x

4. Downstream Impacts

No Channel Cutting, Flooding, Deposition Evident \_\_\_\_\_  
Some Channel Cutting, Flooding, Deposition Evident \_\_\_\_\_  
Channel Cutting, Flooding, Deposition is Evident \_\_\_\_\_  
Remarks - \_\_\_\_\_ x

5. Stable Cuts and Fills

Cuts & Fills Stabilized by Vegetation/Structures \_\_\_\_\_  
Some Cuts & Fills Stabilized by Vegetation/Structures \_\_\_\_\_  
Inadequate Stabilization \_\_\_\_\_  
Remarks - Natural revegetation is in process. Fills/cuts still unstable. x

6. Stable Internal Drainage

No Internal Channel Instability/Cutting Deposition  
Some Internal Channel Instability/Cutting Deposition  
Internal Channel Instability  
Remarks - \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
x  
\_\_\_\_\_

7. Access Difficulties

Low Percentage of Lots with Severe Access  
Moderate Percentage of Lots with Severe Access  
High Percentage of Lots with Severe Access  
Remarks - Extreme access to most lots in  
rock outcrop areas. Lots would  
not conform with 30% slope criteria.

\_\_\_\_\_  
\_\_\_\_\_  
x  
\_\_\_\_\_

8. Land Coverage

Land Coverage Generally in Conformance with Land Capability  
Land Coverage Generally Not in Conformance with TRPA Ords.  
Land Coverage in Excess of TRPA Ords.  
Remarks - Improvement of roadway to county  
standards would create new coverage  
in excess of land capability in high hazard area.

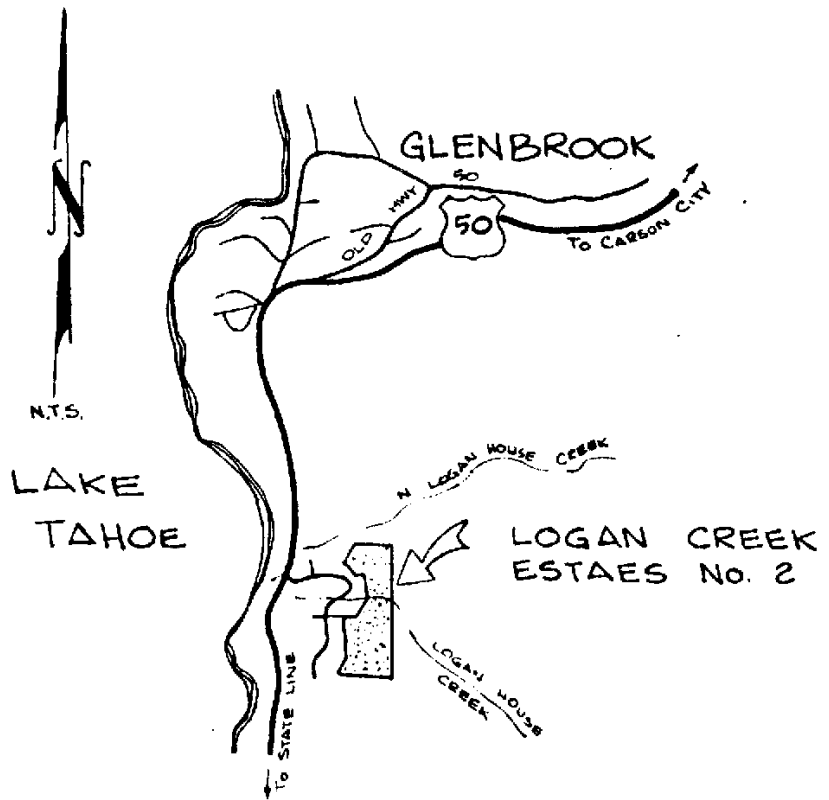
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning Team Classification

Adequate  
Potentially Adequate  
Needs Further Evaluation

\_\_\_\_\_  
\_\_\_\_\_  
x  
\_\_\_\_\_

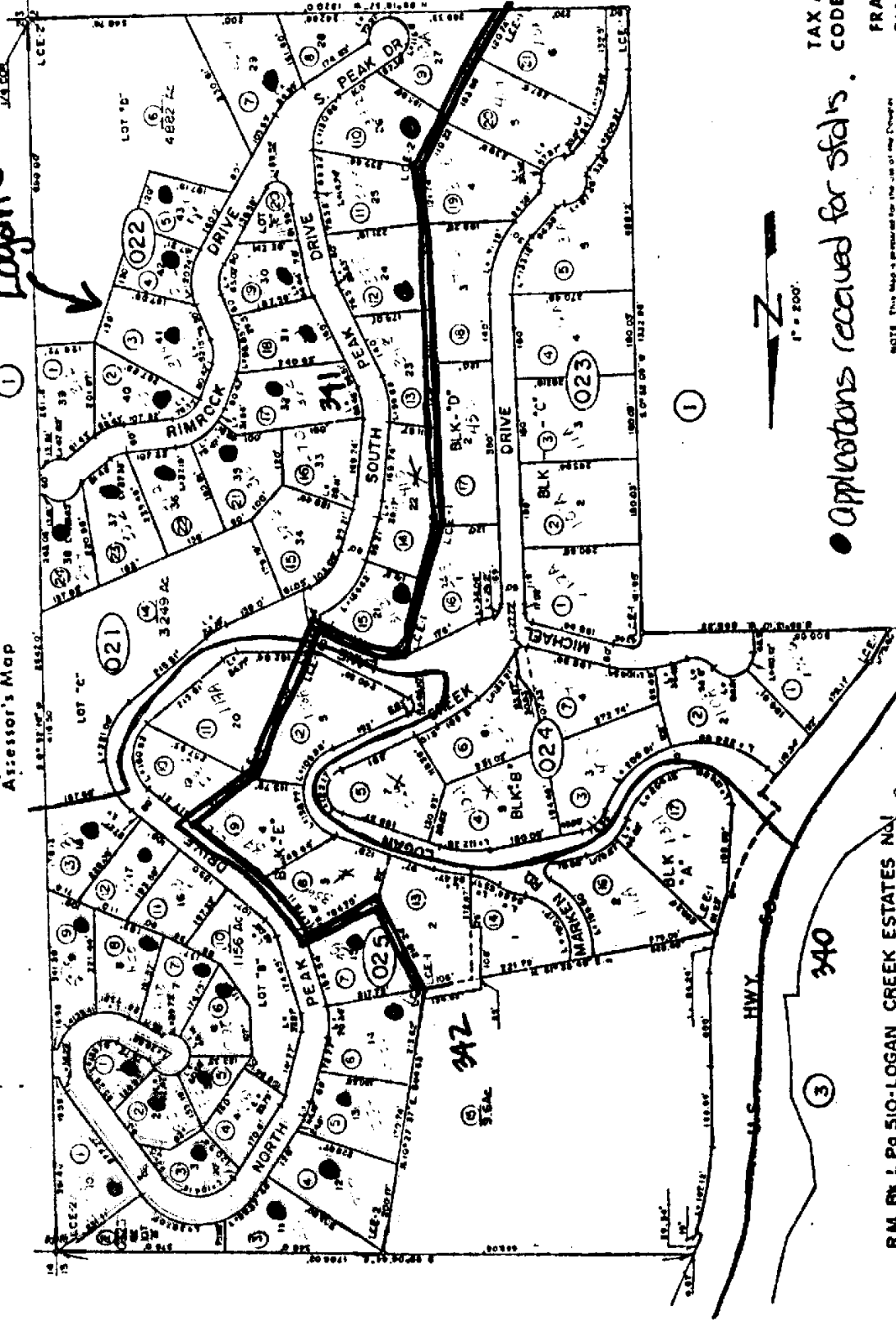
Remarks - Application would create new coverage in excess of  
capability in high hazard area in order to make  
necessary improvements. Existing vegetation and  
drainage could be managed to better assist in water  
quality control without roadway/subdivision improvements.



VICINITY MAP

Logan Creek Units #2  
3-02

DOUGLAS COUNTY, NEVADA  
Assessor's Map



BK. 1  
Pg. 13

TAX AREA  
CODE NO. 120

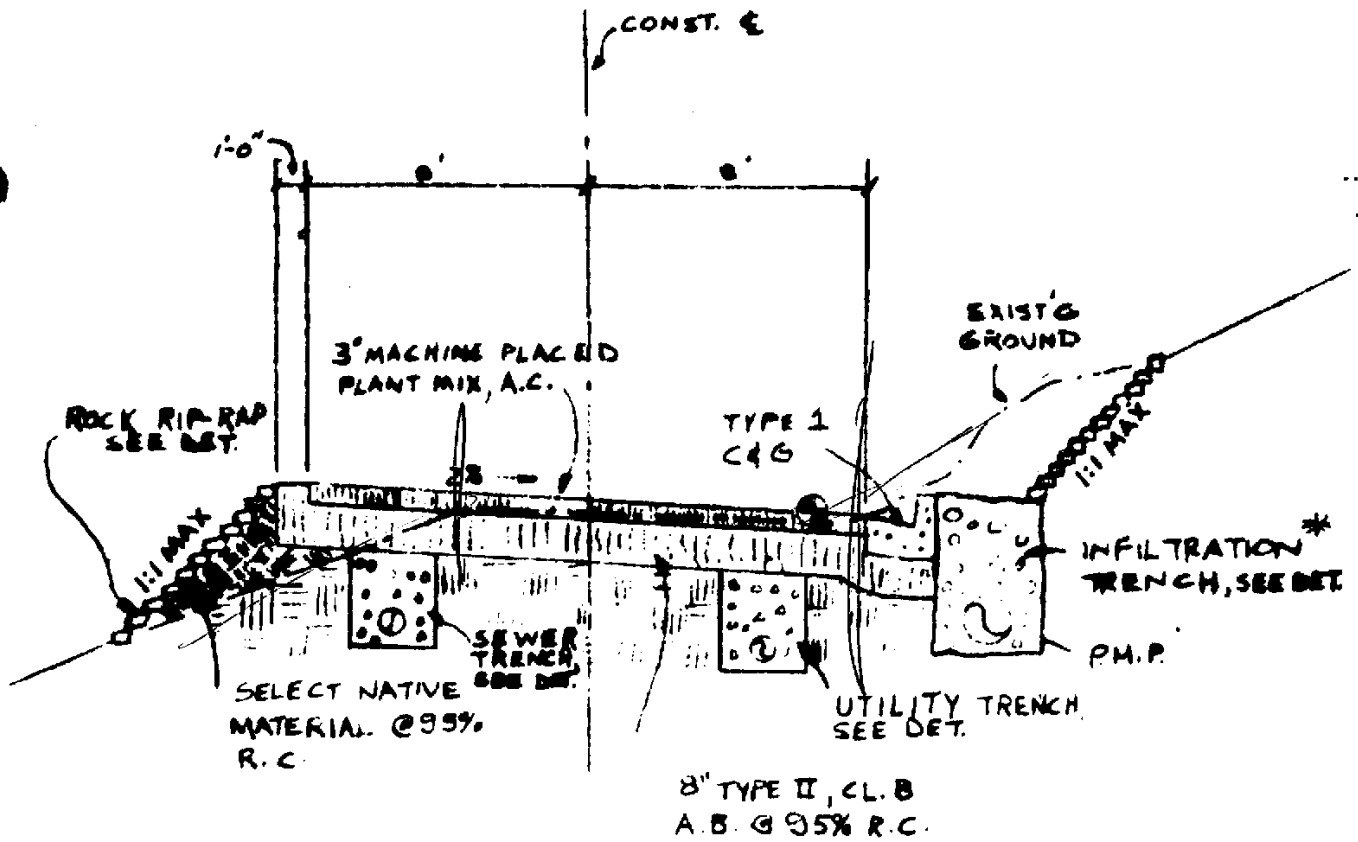
FRAC. SEC.  
T14 N., R18 E  
M. D. R. A. M.

Applications received for 341's.

R.M. BK. 1, Pg 510-LOGAN CREEK ESTATES No. 1  
R.M. BK. 36, Pg 24-LOGAN CREEK ESTATES  
No. 2 (AMENDED)

NOTE: This Map is prepared for the use of the Douglas County Assessor. It does not represent any other authority. It is not intended to be used for any other purpose.





NOTE: TOP OF PAVING SHALL  
 MATCH EXIST'G. GROUND @  
 UPHILL EDGE OF DIRT ROAD  
 WHERE PRACTICABLE

SCARIFY AND COMPACT  
 SUPERGRADE TO 95% R.C.  
 @ PROPOSED ROADWAY

## TYPICAL ROAD SECTION

NOT TO SCALE

* NORTH PEAK DR.	2.0' W. x 3.5' D.	- 10" PMP
SOUTH PEAK DR.	2.5' W. x 4.0' D.	- 24" PMP
RIMROCK DR.	2.5' W. x 4.0' D.	- 24" PMP

**NO. 2  
DETAILS**

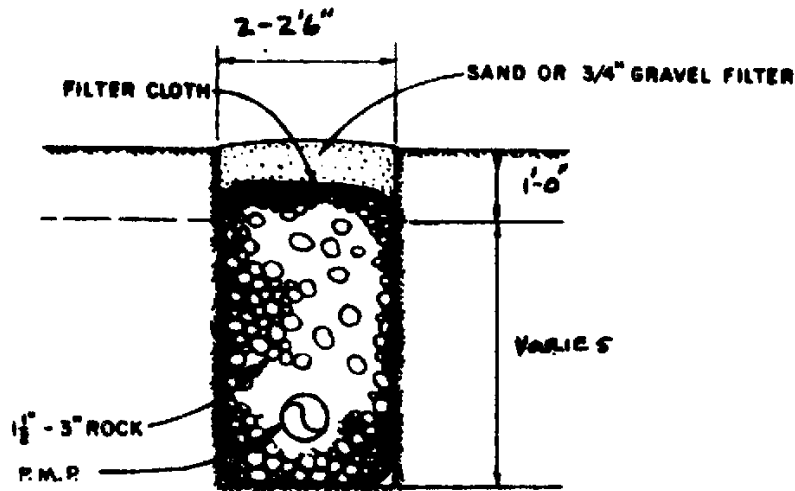
**WILLIAM F. PILLSBURY, INC.**  
CONSULTING CIVIL ENGINEERS

SOUTH WELLS AVE. RENO, NEVADA 89502

SLOPE STABILIZATION GENERAL NOTES

<u>Slope</u>	<u>Stabilization</u>
<2:1	Revegetate
1½:1 - 2:1	Hand place native angular rock (Minimum 30#)
1:1 - 1½:1	Hand place and set in mortar native angular rock (Minimum 30#)
7:1	Masonry retaining wall

**SLOPE STABILIZATION NOTES**



**INFILTRATION TRENCH DETAIL**

**KEY NOTES:**

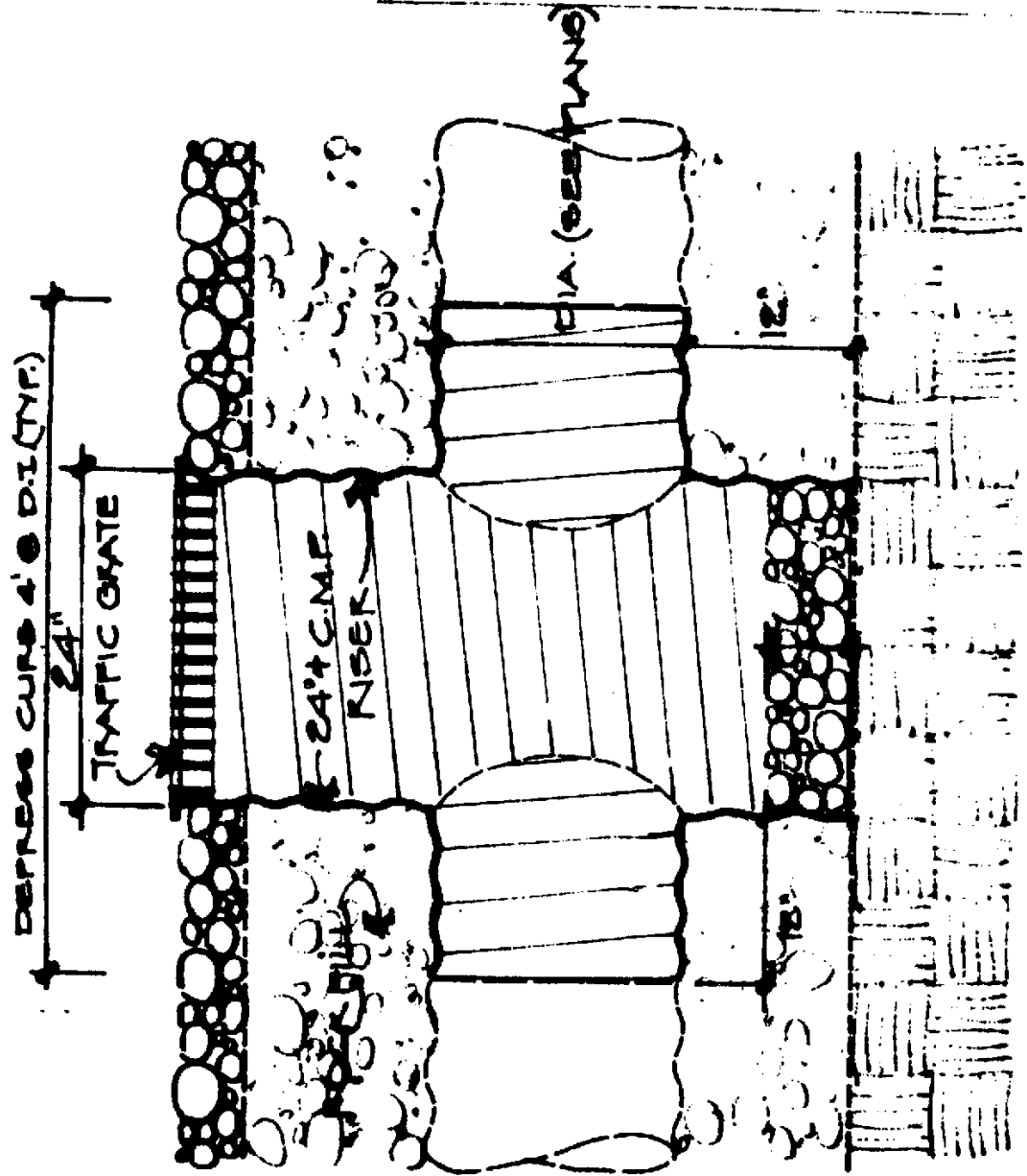
**SCALES:**

1" =

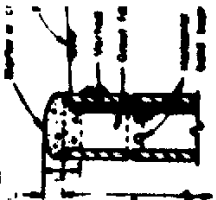
**LOGAN CREEK ESTATE  
CONSTRUCTION NOTES**

Standard covered Ceiling

# TYPICAL EXPANSION JOINT DETAIL



# INFILTRATION TRENCH DROP INLET

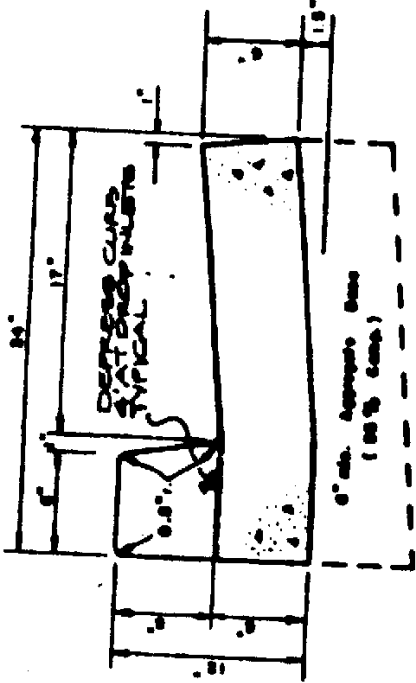


CURB DETAIL

SEE PLAN FOR DIMENSIONS

MASONRY WALL





**TYPE 1 CURB & GUTTER**

**NOTES:**

1. All PCC curb, gutter, and sidewalk shall be class AA or DA concrete unless otherwise specified (3,000 psi).
2. All concrete curb, gutter, and sidewalk shall have 1/2" expansion joints every 30' and at all curb returns and shall have weakened plane joints every 10 feet.
3. Aggregate base material shall conform to the specifications for Type 2 Aggregate Base and be comp. to a min. 98% max. dry density.

**TYPE 1 P.C.C. Curb & Gutter,  
A.C. Curb, and Gen. Notes**

**CREEK ESTATES NO. 2  
:RAL DETAIL SHEET**

**NEVADA**

**WILLIAM F. PILLSBURY, I.  
CONSULTING CIVIL ENGINEERS**

400 SOUTH WELLS AVE. RENO, NEVADA, 89502  
(702) 322-8822

TAMOE KEYS BOULEVARD AND HIGHWAY 50  
P.O. BOX 1080, SOUTH LAKE TAMOE, CALIFORNIA, 95726  
(916) 941-1824

specimens of concrete used in the masonry retaining wall has cured for a minimum of 14 days.

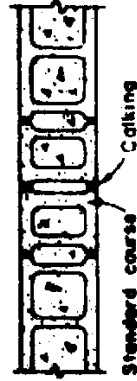
for maximum sloping surcharge with  $\beta = 33^\circ$  A2'

to verify design data.

# MASONRY RETAINING WALL GENERAL NOTES

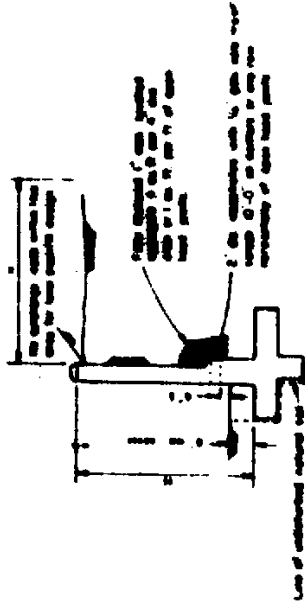
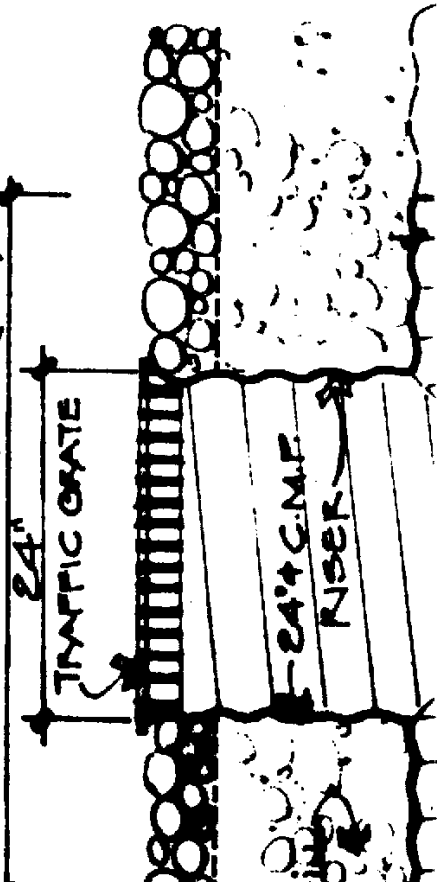
Cover earth side of joint with a strip of membrane waterproofing to prevent seepage through joint.

Grease portion of bars extending across joint and provide cap or sleeve on end to permit movement.

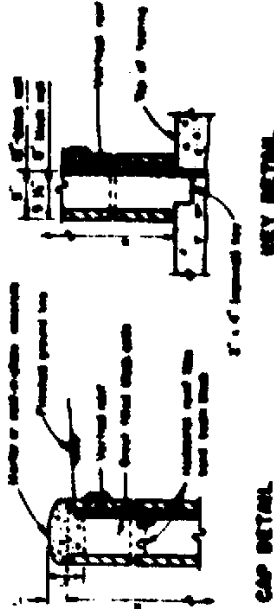


## TYPICAL EXPANSION JOINT DETAIL

DEPRESS CURB 4" @ D.I. (TYP.)



## TYPICAL SECTION



NOTE: All masonry retaining walls shall be constructed with 100% dry laid masonry joints in excess of 1000.

## MASONRY RETAINING WALL DETAILS