TRPA
APC
PACKETS

JULY
1983

8.00 INCL. COMM. HOST.

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
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~~ DFF

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

VIII RESOLUTIONS

IX CORRESPONDENCE

X PENDING MATTERS

XI ADJOURNMENT

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 separte 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 under lain 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.

Admin Permit - Nevada side l.u. - utility/subdivision improvement

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:

and

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:

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+e:
  - improvement of subdivision
  - c+c review of stds.
  - EIS req'd.

differences

- cov'g over existing imperions
- 6 stds vs. 30
- slopes < 30% vs. slopes generally greater than 30%

ISSUES

- 9.14 Determination – 1977 TRPA
- reliance on 1977 TRPA DETERMINATION

} Sec. 8.12 L.U.O. in effect at time req'd TRPA approval of admin. permit for road/util/water syst. improvements

- water system resolved in last 6 months vs. water rights
- new information – infiltration – not avail. to staff at time of staff action

- discretionary action TRPA Regulations

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	x

Remarks - Roadway traverses steep slopes and rock outcrops. Width expansion would involve severe excavation/cross slopes.

2. Drainage System

Good Placement in Relation to Natural Features	
Fair Placement in Relation to Natural Features	
Poor Placement in Relation to Natural Features	x

Remarks - No existing drainage system. Vegetation is being naturally re-established to minimize erosion problems on roadway.

3. Maintenance

Good Maintenance of Vegetation/Structures/Snow	
Fair Maintenance of Vegetation/Structures/Snow	
Facilities Not Adequately Maintained	x

Remarks - Roadway not maintained. Natural vegetation being established.

4. Downstream Impacts

No Channel Cutting, Flooding, Deposition Evident	
Some Channel Cutting, Flooding, Deposition Evident	x
Channel Cutting, Flooding, Deposition is Evident	

Remarks - _____

5. Stable Cuts and Fills

Cuts & Fills Stabilized by Vegetation/Structures	
Some Cuts & Fills Stabilized by Vegetation/Structures	
Inadequate Stabilization	x

Remarks - Natural revegetation is in process. Fills/cuts still unstable.

ATTACHMENT A

6. Stable Internal Drainage

No Internal Channel Instability/Cutting Deposition	
Some Internal Channel Instability/Cutting Deposition	
Internal Channel Instability	x

Remarks - _____

_____

7. Access Difficulties

Low Percentage of Lots with Severe Access	
Moderate Percentage of Lots with Severe Access	
High Percentage of Lots with Severe Access	x

Remarks - Extreme access to most lots in rock outcrop areas. Lots would not conform with 30% slope criteria.

8. Land Coverage

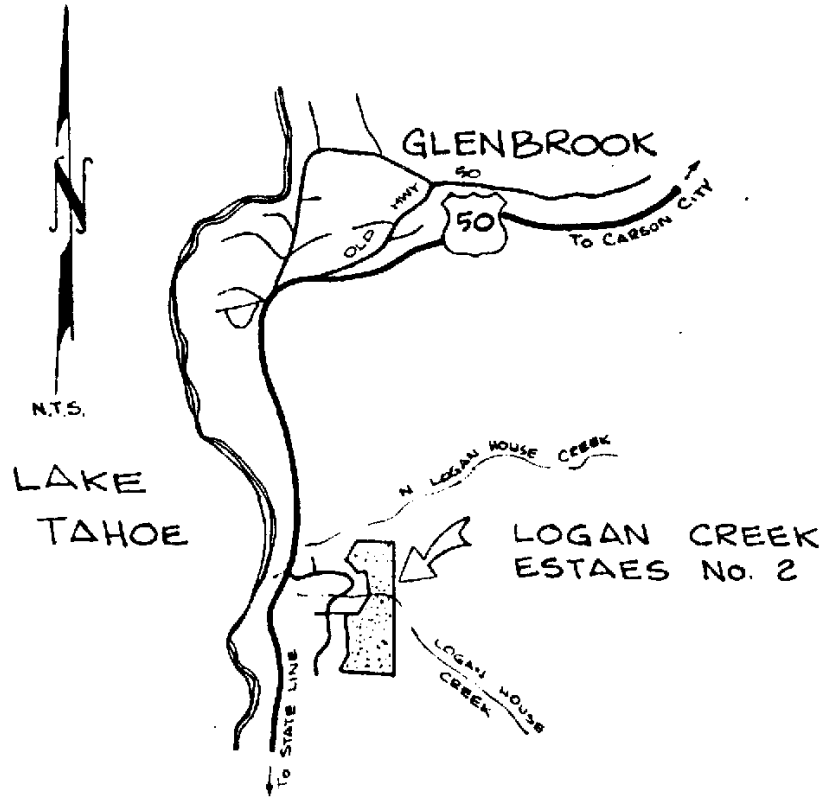
Land Coverage Generally in Conformance with Land Capability	
Land Coverage Generally Not in Conformance with TRPA Ords.	
Land Coverage in Excess of TRPA Ords.	

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

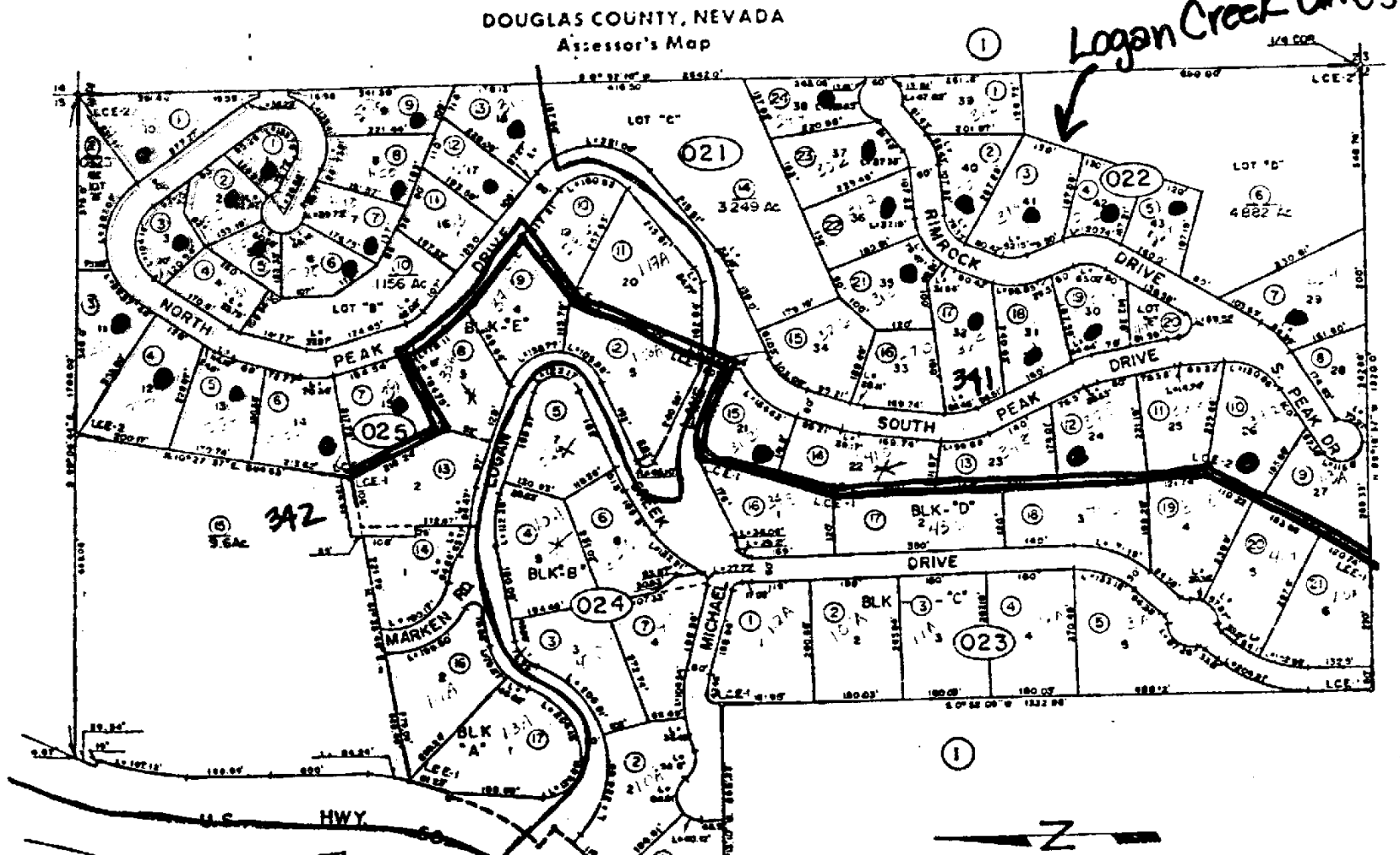
Remarks - Application would create new coverage in excess of capability in high hazard area in order to make necessary improvements. Existing vegetation and drainage could be managed to better assist in water quality control without roadway/subdivision improvements.



VICINITY MAP

DOUGLAS COUNTY, NEVADA
Assessor's Map

Logan Creek Unit #2
3-02



BK.1 Pg.13

• applications received for stats.

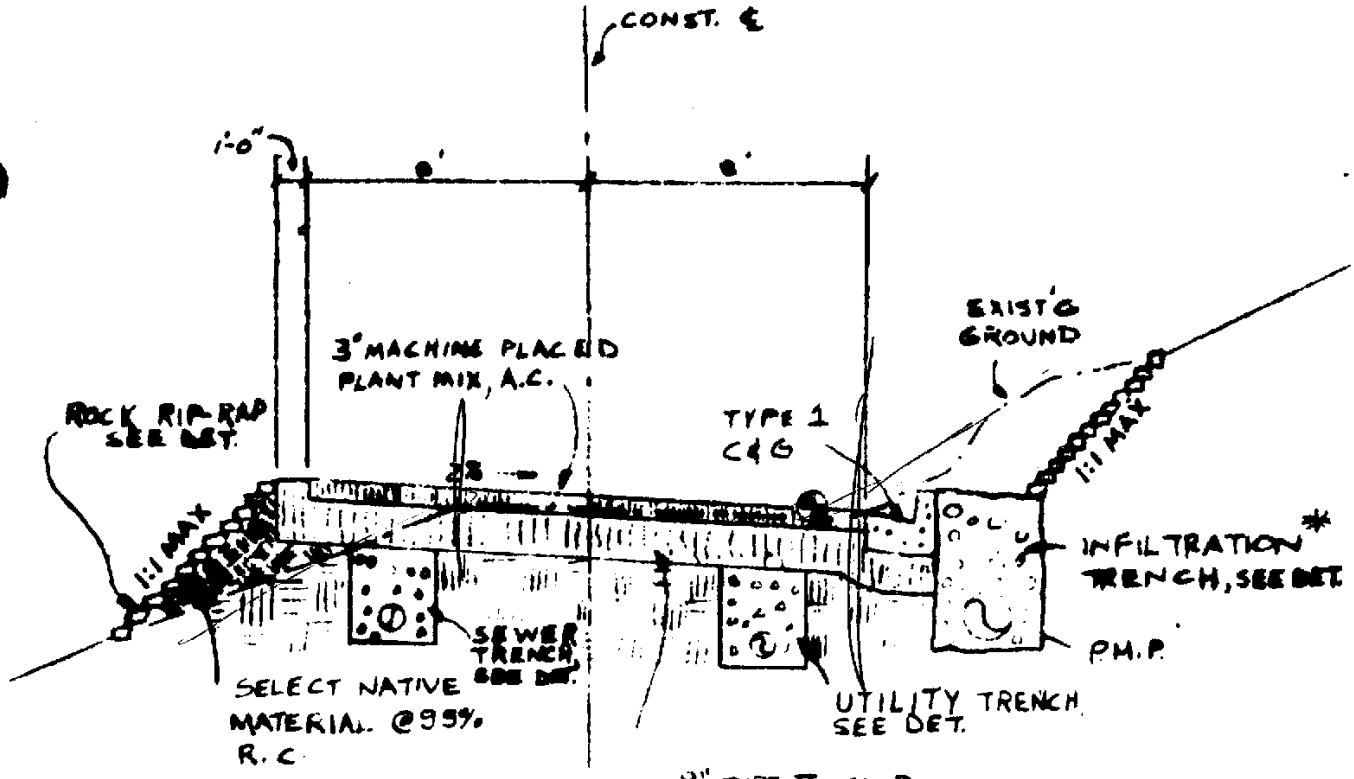
TAX AREA CODE NO. 120

FRAC. SEC.
T14 N., R18 E
M.D.B.&M.

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 for assessment and transaction purposes. It does not represent a survey of the premises. No liability is assumed for the accuracy of the data delineated hereon.



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

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

TYPICAL ROAD SECTION

NOT TO SCALE

* NORTH PEAK DR. 2.0 W. x 3.5'D. - 18"ϕ PMP
SOUTH PEAK DR. 2.5'W. x 4.0'D. - 24"ϕ PMP
RIMROCK DR. 2.5'W. x 4.0'D. - 24"ϕ PMP

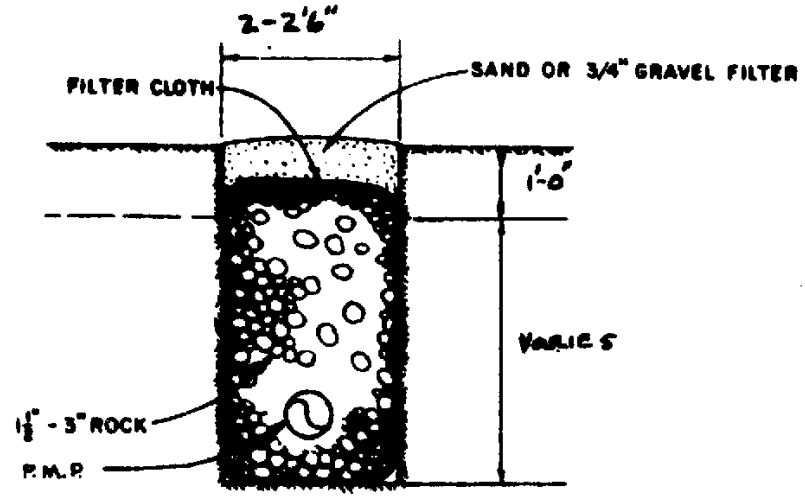
NO. 2 DETAILS

WILLIAM F. PILLSBURY, INC.
CONSULTING CIVIL ENGINEERS
SOUTH WELLS AVE. RENO, NEVADA 89502

SLOPE STABILIZATION GENERAL NOTES

Slope	Stabilization
<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#)
>1:1	Masonry retaining wall

SLOPE STABILIZATION NOTES



INFILTRATION TRENCH DETAIL

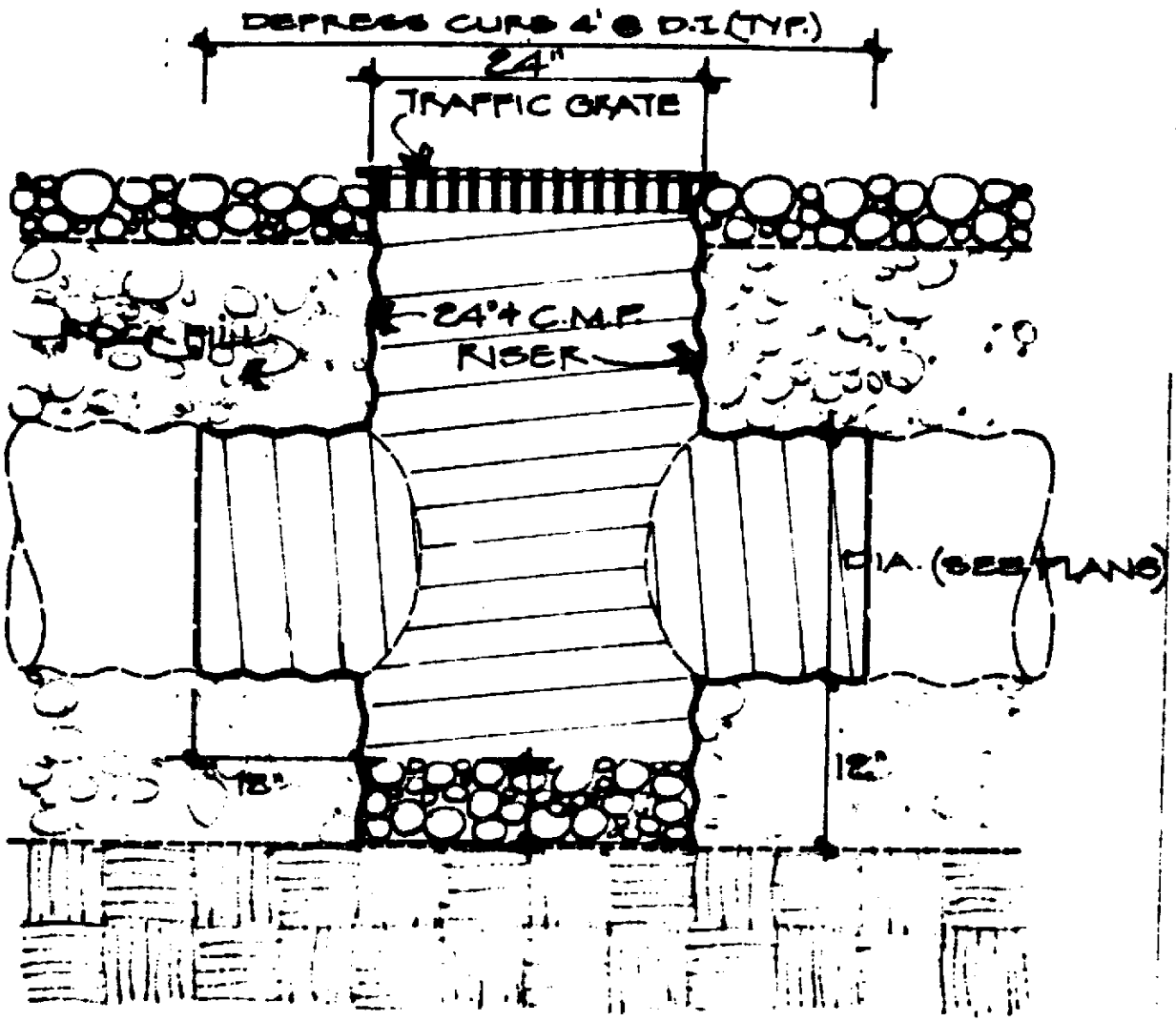
VEY NOTES:
#

SCALES:
L 1" =

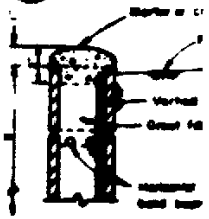
LOGAN CREEK ESTATE
CONSTRUCTION NOTES

Standard course Ceiling

TYPICAL EXPANSION JOINT DETAIL

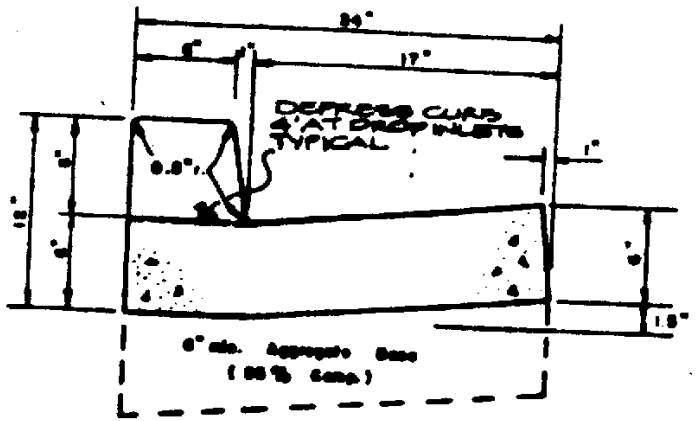


INFILTRATION TRENCH DROP INLET



GAP DETAIL

MASONR
WALL



TYPE I CURB & GUTTER

NOTES:

1. All P.C.C. 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. 95 % max. dry density.

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

CREEK ESTATES NO. 2

RAL DETAIL SHEET

NEVADA

WILLIAM F. PILLSBURY,
CONSULTING CIVIL ENGINEERS
400 SOUTH WELLS AVE. RENO, NEVADA, 89502
(702) 322-0656
TAHOE KEYS BOULEVARD AND HIGHWAY 50
P.O. BOX 10160, SOUTH LAKE TAHOE, CALIFORNIA, 95731
(916) 541-1924

determined by ... the masonry retaining wall has cured for a minimum of 14 days.

... for rectangular sloping surcharge with ϕ = 32° 42'

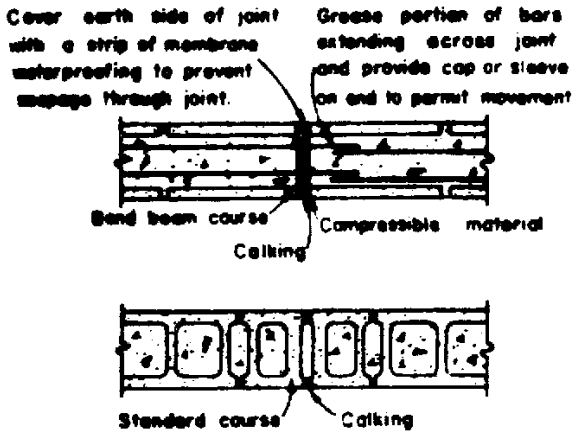
... to verify design data.

TIC

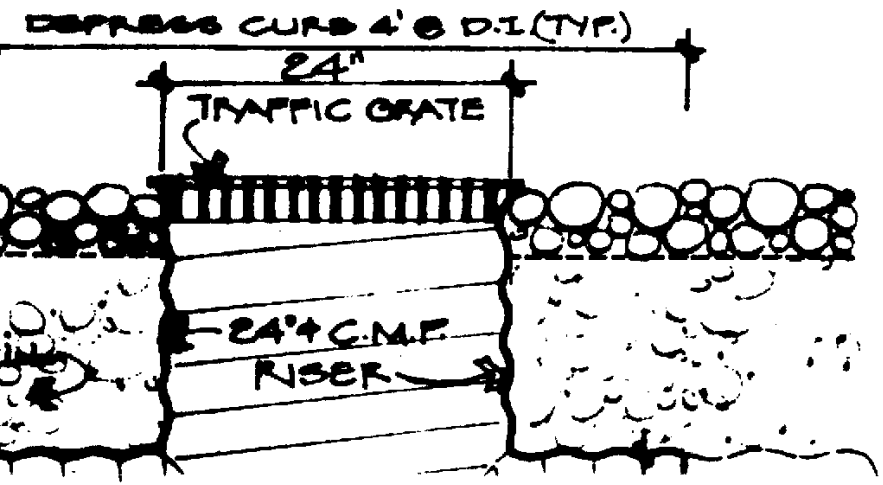
STEEL
8'-0"

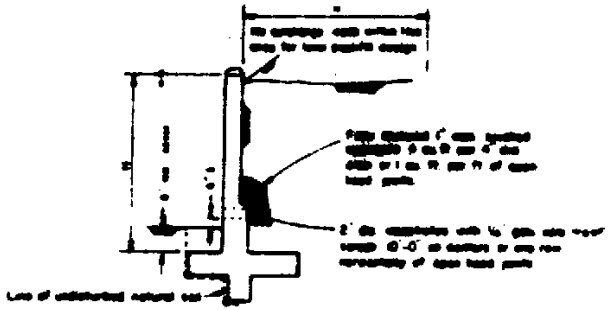
9"
at 32"
a 4 at 32"
No. 5 at 16"
No. 6 at 16"
at 16

MASONRY RETAINING WALL GENERAL NOTES

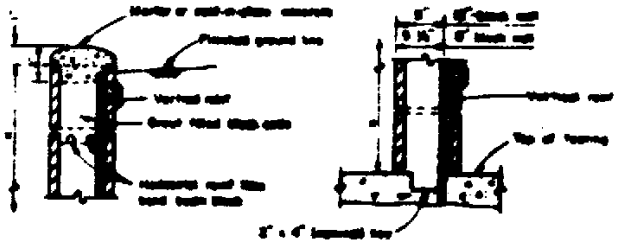


TYPICAL EXPANSION JOINT DETAIL





TYPICAL SECTION

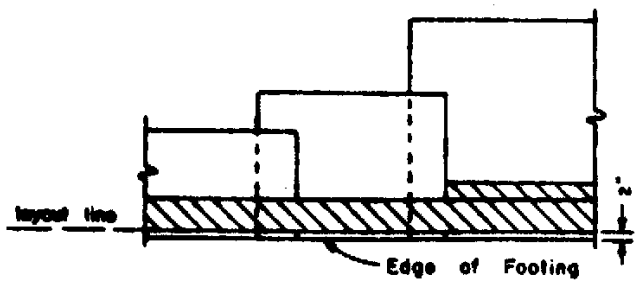


CAP DETAIL

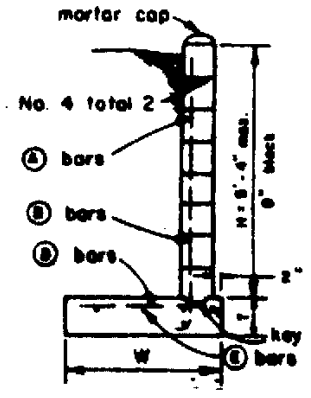
KEY DETAIL

NOTE:

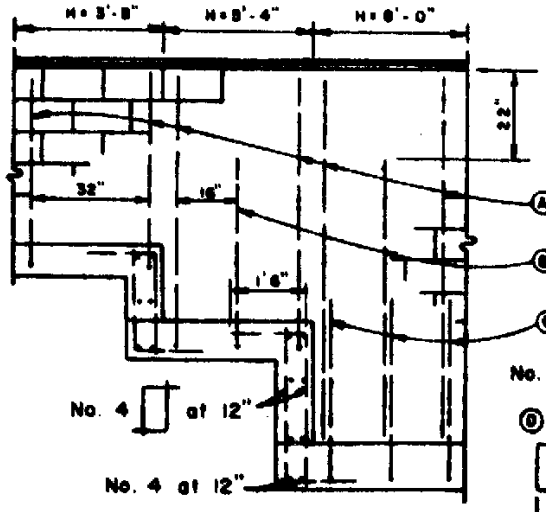
MASONRY RETAINING WALL DETAILS



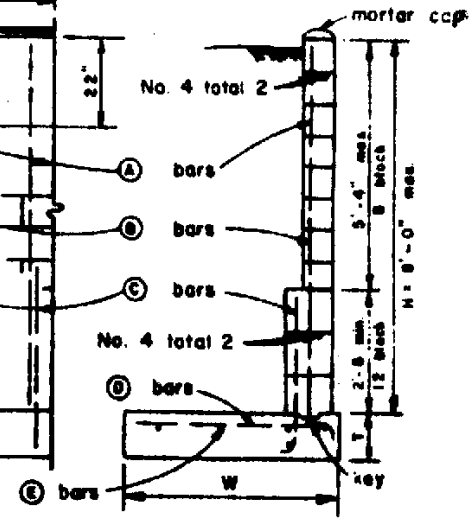
PLAN



TYPICAL SECTION
5'-4" max.



ELEVATION



TYPICAL SECTION
over 5'-4"

DIMENSIONS AND REINFORCING STEEL			
H (max.)	5'-8"	5'-4"	8'-0"
T (min)	0'-8"	0'-10"	1'-0"
W (min.)	2'-4"	3'-2"	4'-9"
A bars	No. 4 at 32"	No. 4 at 32"	No. 4 at 32"
B bars	—	No. 4 at 32"	No. 4 at 32"
C bars	—	—	No. 6 at 16"
D bars	No. 4 at 32"	No. 4 at 16"	No. 6 at 16"
E bars	No. 4 total 4	No. 4 total 5	No. 4 total 6
max. soil press. (psf)	1100	1800	2200

NOTE:

See Masonry Retaining Wall General Notes, Dwg. No. 1-17.1 and 1-17.2 and Details, Dwg. No. 1-19.

MASONRY RETAINING WALL T-L

1981 TRPA CASE-BY-CASE LOT REVIEW CRITERIA

PURPOSE

This criteria will be utilized to characterize the impacts of development on an individual lot pursuant to section 12.22 of the TRPA Water Quality Management Ordinance. The purpose of this review is to determine the extent of impacts on water quality related features of the site and to verify the ability to mitigate adverse impacts to the greatest possible extent.

Introduction

The individual lot review criteria applies only to areas or portions of subdivisions classified as "Adequate" or "Potentially Adequate" under Section 12.11 of the above-referenced ordinance. The following factors will be evaluated as indicated for individual characteristics.

I Proximity to Stream or Wetland

Protection of stream environment zones is an important component of maintaining their natural treatment capability and preventing damage to the watershed. Three classes of lands have been identified determining the classification of properties with regard to stream environment zones.

A. Classification

High Risk (Class I)

Building site or area of land disturbance located within a marsh, meadow or limits of the stream environment zone (SEZ) as defined in the Agency's Grading Ordinance.

Moderate Risk (Class II)

Building site or area of land disturbance located adjacent to or on slope above the area delineated as SEZ. Risk of development impact is minimized if adjacent wetland or stream zone is well vegetated and slopes provide for overland flow without potential for creating gully erosion or channel downcutting.

Low Risk (Class III)

Building site or land disturbance is away from the direct area of influence of a stream environment zone.

B. Management Criteria

High Risk (Class I)

Applications involving construction or land disturbance within SEZ's (Risk Class I) are prohibited under the Water Quality Plan.

Moderate Risk (Class II)

Applications involving construction adjacent to SEZ's (Risk Class II) will require special attention to siting, best management practices, temporary and permanent erosion controls and any accessory uses must be carefully reviewed.

Low Risk (Class III)

Applications involving construction clearly outside of a water influence area (Risk Class III) will not require any special management techniques beyond the application of best management practices (applicable to all construction in the Tahoe Basin).

II Runoff Potential

Runoff potential is an indication of the hydrologic characteristics of various soil classifications and affects the ability to maintain precipitation on-site, thereby minimizing the potential for concentration of downstream runoff, increased flooding and erosion, and the potential for downstream channel bank-cutting. The TRPA Handbook of Best Management Practices requires the retention of a certain intensity (frequency storm event on the site - 2 year 6-hour storm). In evaluating individual sites, the following categories will be identified:

A. Classification

High Risk (Class I)

Site characteristics in these areas will indicate an inability to maintain runoff from major precipitation events (i.e. 2-year 6-hour storm) on-site utilizing standard management techniques. Attempts to provide for on-site runoff detention would require excessive land disturbance because of extremely low infiltration rates. These areas include areas underlain by bedrock, grus, or an extremely dense hardpan soil condition.

Moderate Risk (Class II)

Applications in this class involve construction on soils with a high runoff potential where individual site characteristics indicate the ability to provide for containment of major precipitation events utilizing standard management techniques.

Low Risk (Class III)

Applications in these areas would include soils with low to moderate runoff potential as classified by the soil survey criteria. Individual site characteristics within larger soil mapping units will be utilized to make this determination.

B. Management Criteria

Risk Class I - Applications involving construction in areas where it is not feasible to contain runoff on-site (Risk Class I) will not be further considered under the case-by-case review.

Risk Class II - Applications involving high runoff potential soil characteristics where it is feasible to maintain runoff on-site will require special consideration with regard to siting, design and verification of the soil's ability to infiltrate water on site.

Risk Class III - Risk Class III applications will not require special consideration beyond the recommendations of the Handbook of Best Management Practices.

III Land Stability

Classification of the land stability of an individual lot is an important criteria in determining the presence or potential for mass earth movement, excessive rill, gully or sheet erosion and problems related to access of the site.

A. Classification

High Risk (Class I)

These areas include over-steepened slopes between 30-60% on the construction site, contain some spring and seep areas with the potential for land instability, and contain some lots with steep road cuts or fills causing access difficulties for either driveways or utilities. Conformance with local requirements for on-site parking and setback standards or construction of utilities would require excessive excavation.

Moderate Risk (Class II)

Moderate risk lots include lands in capability classes 1a and 2 with slopes of 15-30% or less on the construction site, where roadway cuts and fills are stable, there is no evidence of springs or seeps which may contribute to instability of soil and access problems are not encountered. Moderate risk lots will also include capability class 3 lands with slopes ranging from 15-30% on the construction site and exhibiting the other characteristics as described above.

Low Risk (Class III)

Low Risk lots with respect to land stability will include land capability class 3 lots with slopes of 15% or less on the construction site where roadway cuts and fills are adequately stabilized, there is no evidence of springs or seeps which may contribute to instability of soil, and access problems are not encountered.

B. Management Criteria

Management of individual lots with regard to land stability involves consideration of several potential problem areas including potential earth movement, erosion and access problems. Protection of high risk areas is important to minimize erosion problems and limit the amount of material leaving the site.

High Risk (Class I)

Applications involving construction in areas with identified land stability, erosion or access difficulties (Rick Class I) will not be further considered under the case-by-case review.

Moderate Risk (Class II)

Applications for construction in areas with moderate potential for land stability problems (Risk Class II) will require special consideration with regard to on-site management practices including siting, restricting land coverage and disturbance, minimization of any modifications to stable cut and fill slopes, and revegetation.

Low Risk (Class III)

Risk Class III applications will not require special considerations beyond the recommendations of the Handbook of Best Management Practices.

IV Vegetation

Protection of vegetation, including the understory vegetative cover, is particularly important in maintaining the stability of fragile lands, and in minimizing the release of nutrients to groundwater. Other considerations relative to vegetative characteristics include the vegetative cover type and the ability to reestablish native vegetation on site sithout the use of rapid release fertilizers.

A.. Classification

High Risk (Class I)

On-site vegetation susceptible to complete loss or deterioration as a result of the proposed construction with few opportunities to reestablish vegetative cover which would be capable of providing long-term stabilization. Factors to be considered in classifying lands in this category include specie composition and age, extent of soil cover, moisture regime and microclimate.

Specie Composition and Age - Heavy competition (as with lodgepole) or very old or weak shrubs (shaded out) would rate as a high risk for vegetation removal. Extent of vegetative removal will be considered in determining risk to vegetation.

Soil Cover - Poor soil cover or potential for loss due to construction.

Potential for Recovery - Moisture regime , soil conditions and mocroclimate determine the potential for long-term recovery of vegetation. Areas with an extremely short growing season (for example as a result of sub-alpine climate or with low water holding capacity) will be extremely difficult to reestablish vegetation.

Moderate Risk (Class II)

Vegetation on-site would sustain some damage due to construction activities. Site characteristics include the following:

Specie Composition and Age - Young trees or small shrubs, as on a previously-logged site would have a moderate potential for loss. Lodgepole pine or other species sensitive to disturbance are not predominant.

Soil Cover - Moderate soil cover with trees and/or shrubs.

Potential for Recovery - Moisture regime, microclimate and specie composition do not preclude effective long-term revegetation with native species.

Low Risk (Class III)

Vegetation on-site amenable to development with little loss other than on construction site, including the following characteristics:

Specie Composition and Age - Well established trees, shrubs and groundcover, vigorous and effective. Resistent to deterioration due to development.

Soil Cover - Good soil cover at ground level with tree cover which would survive development.

Potential for Recovery - Moisture regime, microclimate and specie composition favor rapid and effective revegetation of minimal area disturbed by development.

B. Management Criteria

Maintenance of existing on-site vegetation and the ability to provide for effective revegetation of areas disturbed due to development are closely related to the potential for site runoff, erosion and nutrient cycling and transport to groundwater.

High Risk (Class I)

Applications involving construction or land disturbance in areas exhibiting high risk characteristics for vegetation would not receive further consideration under the case-by-case review.

Moderate Risk (Class II)

Applications involving construction in Risk Class II would require special consideration with regard to siting to minimize vegetation removal, temporary vegetative protective measures and long-term revegetation plans which ensure the recovery of the site.

Low Risk (Class III)

Applications for construction where there are few limitations on vegetative considerations (Risk Class III) would be required to comply with best management practices.

V Procedure

Any applications which result in the designation of a particular lot in a high risk category for any of the four rated characteristics shall be precluded from further consideration under the case-by-case review. Agency staff, other than the Executive Officer, shall initially review and take action whether to approve, require modification or to reject an application for a permit under Section 12.20 of Ordinance No. 81-5 of the Agency. An appeal from such action by Agency staff may be made to the Executive Officer of the Agency by lodging with such officer a written notice of appeal within ten (10) days after the date of such action. On appeal, the Executive Officer shall review the application anew and either approve, require modification or reject it. An appeal from such action by the Executive Officer may be made to the Governing Body of the Agency in the same manner as the appeal to the Executive Officer, and the Governing Body shall review the application anew and either approve, require modification or reject it. Such action by the Governing Body shall be final.

Action by Agency staff hereunder shall be final action of the Agency for the purposes of the Tahoe Reginal Planning Compact in the absence, or until disposition, of any appeal. In the event of a rejection of the application by Agency staff or the Executive Officer, the applicant shall be informed in writing of the precise reasons therefor.

ATTACHMENT

STANDARD CONSTRUCTION TECHNIQUES
UTILIZED IN EVALUATION IMPACT

1,200 square foot minimum land coverage for single family dwelling

Provide off-street parking for two vehicles

Land disturbance limited to land coverage

Construction techniques:

- hand-dug foundations
- parking decks
- hand-dug infiltration facilities
- compliance with Best Management Practices

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

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

Applicant: Mr. and Mrs. Loomis/Ken Barrow

Project History: The application was received in May of 1982. A field check was conducted by Agency staff in August. The parcel was rated as a High Risk with regard to land stability due to a large cut slope adjacent to the building site. This preliminary decision was appealed to Philip Overeynder, Executive Director. He concurred with the staff determination. The applicant now wishes to appeal the High Risk rating.

Project Description: The applicant requests approval to construct a two-story single family dwelling with a garage below.

Project Location: Lot 115, Tyrolian Village Unit #7, Altdorf Terrace.

Site Description: The subject parcel slopes uphill from Altdorf Terrace. There is a cut bank which is approximately 10 feet in height and is stabilized with gunnite. The parcel then slopes uphill at 25%. The soil in this area is rocky in nature. The vegetation on site is primarily healthy understory with few trees.

Review Per Section: Section 12.20 of TRPA Ordinance 81-5
Article VI(b) of the TRPA Compact

Land Use District: Low Density Residential (LDR)

Land Capability Classification: Level 3, UmE Soil Type

Land Coverage:

Total Lot Size:	1,200 sq. ft. (30 ft x 40 ft building envelop)
Allowable Coverage:	1,200 sq. ft.
Proposed Coverage:	1,200 sq. ft.

Building Height: Allowable: 35 ft. + 12 ft. cross slope allowance
Proposed: 38 ft.

Impact Analysis and Mitigation Measures: The Case-by-Case Lot Review Criteria have been applied to the subject parcel. Because of the 10 foot cut bank and slope across the building site of approximately 25%, the parcel is considered a High Risk in at least one of the four criteria:

Proximity to a Stream or Wetland: Low Risk. The parcel is away from direct area of influence of a stream environment zone.

Runoff Potential: High Risk. Infiltration of runoff created by the parcel may prove difficult on this site due to the rocky soil and steep slopes. Discharge of roof drainage in the unconsolidated fill around the excavated area will not function as infiltration. The applicant has designed a plan which channels runoff to two drywells near the lower portion of the parcel, but directed out of the fill area. During dry periods these drywells will infiltrate the runoff. During wet times, however, the runoff would probably run out of the existing rock retaining wall.

Land Stability: High Risk. The case by case lot review criteria defines a High Risk with regard to land stability as follows:

> High Risk (Class I)
>
> These areas include over-steepened slopes between 30-60% on the construction site, contain some spring and seep areas with the potential for land instability, and contain some lots with steep road cuts or fills causing access difficulties for either driveways or utilities. Conformance with local requirements for on-site parking and setback standards or construction of utilities would require excessive excavation.

A High Risk rating in any one of the four criteria precludes an application from further case by case review. Agency staff finds that a 10 foot road cut slope and a slope across the building site of close to 25% would result in excessive excavation (a cut of up to 13 feet at the back of the garage), and causes access difficulties as described in the criteria. A cut of this height requires a retaining wall with supporting footings. Construction of these footings requires substantial excavation and backfill. The area of disturbance is therefore much greater than is reflected on the plans and that which would be permitted as land coverage. Standard construction practices adopted with the Case-by-Case Lot Review criteria indicates that the disturbed area would be limited to land coverage permitted. In this case, therefore, the disturbed area would exceed the allowable land coverage. Cuts such as this cause stability problems as well as potential interference with ground water flows. Such a cut is necessary due to the subdivision requirement that this parcel provide its own off-street parking place.

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:

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

*This project is not consistent with the 208 Water Quality Plan unless the Governing Board finds that the project fits within the parameters of the Lot Review Criteria for land stability and runoff potential.

Project Analysis and Issues for Discussion: Agency staff finds that the impacts resulting from the proposed project are excessive and are not minimized to an acceptable level in accordance with the lot review criteria. The project does not fit within the parameters of the case by case lot review criteria.

The proposal without a garage would satisfy the lot review requirements and would reduce excavation. However this alternative does not meet the off street parking requirements of the subdivision.

However, if the Governing Board determines the project fits within the parameters of the case by case lot review criteria, staff recommends the following special conditions to assure the impacts are more adequately mitigated.

1. Mitigation Fee of $2,397

2. Final details of the drainage plan shall be submitted by the applicant and approved by Agency staff.

all water retained on-site

3. All work shall be performed within the foundation limits.

4. Excavated material shall be taken to an approved dumpsite. If material has to be stored on site, the spoil pile shall be covered, and surrounded with temporary erosion control.

NO storage of excavated mat'l.

Required Actions and Findings: Should the Governing Board grant the appeal, and therefore approve the project the following actions and findings are necessary.

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.

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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.

3. There is substantial evidence in the record supporting the foregoing findings.

II. 1. Findings pursuant to Section12.10 of Ordinance 81-5 that the subdivision in which the subject parcel is located has been reviewed by the planning team and has been determined to be "Potentially Adequate." This determination therefore allows parcels in this subdivision to be eligible for case by case review.

2. Findings required by Section 12.22 of Ordinance 81-5:

A. That the subject parcel has been reviewed with respect to all potential effects upon water quality of the construction of a single family house. Such review includes the factors of vegetative cover, proximity of the project to a stream or wetland, runoff potential and land stability as set forth in the 1981 case by case lot review criteria. Based upon this review, the lot has been determined to be "buildable" and therefore eligible for case by case review.

B. That the construction, work, use or activity proposed thereby will not adversely affect the quality of water within the region and that it is in accordance with the Handbook of Best Management Practices and the Plan and all other applicable plans, ordinances, rules, regulations, and policies of the Agency.

C. That the project will mitigate, below levels of significance, the cumulative adverse effects upon water quality of development of land within land capability districts 1 through 3 for purposes of issuance of a permit under Section 12.00 and the making of a finding of no adverse effect on quality of water in the region under this subsection.

3. Findings required by Section 12.22(a) and (b) of Ordinance 81-05.

A. The project may individually and cumulatively contribute to continued erosion and nutrient increases causing degradation of Lake Tahoe.

B. Mitigation measures have been incorporated into the project, including application of construction or contribution toward construction of offsite remedial erosion control measures, which will offset any anticipated adverse affects. These measures constitute changes or alterations required in or incorporated into such project which avoid or reduce the significant adverse environmental effects to a less-than-significant level pursuant to Article VII of the Compact.

III. The standard conditions of approval (Attachment D).

IV. The special conditions as indicated in the summary.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Peterson/Curtis, Appeal of Staff Decision Pursuant to the Case-by-Case Lot Review Criteria, 759 Allison Drive, Washoe County APN 125-051-06, TRPA File #821010

Applicant: William Curtis Architects/Dorothy Peterson

Project Description: The applicant requests approval to construct a two story single family dwelling.

Project Location: 759 Allison Drive, Lot 10, Block A, Incline Village Unit 1B

Site Description: The subject parcel is a downhill lot with variable slope averaging about 28%, but with a portion in excess of 30%. Vegetation is very sparse and consists primarily of manzanita. There are few trees on the site. There is a road cut sloping up from Allison Drive before the parcel drops off down hill.

Review Per Section: Section 12.20 of TRPA Ordinance 81-5
Article VI(b) of the TRPA Compact
The Case-by-Case Lot Review Criteria

Land Use District: Low Density Residential (LDR)

Land Capability Classification: 1A, Ra Soil Type

Land Coverage:

Total Lot Size:	54,270 sq. ft.	
Allowable Coverage:	3,600 sq. ft.	(according to Section 9.24 of TRPA Land Use Ordinance)
Proposed Coverage:	3,225 sq. ft.	(total)
Building:	1,860 sq. ft.	
Decks	832 sq. ft.	
Paving	533 sq. ft.	

Building Height: Proposed: 39 ft. Permitted: 35 ft. + 14 ft. cross slope allowance.

Project History: The application was submitted in August of 1982. Agency staff conducted a field inspection in September of 1982 and indicated to the applicant that the parcel is considered a High Risk in at least one of the four Case-by-Case Lot Review Criteria. An appeal hearing was held in September at which time Philip Overeynder, Executive Director, concurred with the initial staff determination. The applicant now wishes to appeal to the Advisory Planning Commission.

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7-6-83

Peterson/Curtis

Impact Analysis and Mitigation Measures: The project was evaluated according to the Case-by-Case Lot Review Criteria. Agency staff feels that the parcel rates as a High Risk in at least two of the four criteria set forth. A high Risk rating in any one of the four criteria precludes the application from further case-by-case review.

Proximity to a Stream or Wetland: Low Risk. There is no stream environment zone on or adjacent to the parcel.

Runoff Potential: High Risk. The soil type on this parcel is Ra, Rockland. These soils exhibit excessive drainage, rapid runoff and low water holding capacity. This area is additionally classified as a High Hazard Geomorphic Unit and are identified as a primary source of potential erosion in the Basin. Water concentrated from impervious surfaces generally produces severe gully and channel erosion in loose decomposed granitic material. 3

Land Stability: Moderate Risk. The parcel is fairly steep but the design of the structure attempts to minimize disturbance. No cuts are necessary for the garage, although it appears that some cut may be required for access to the garage through the cut bank.

Vegetation: High Risk. Soils of this nature have a low water holding capacity. Natural infertility of the soil with a short dry growing season make revegetation extremely difficult.

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:

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

*This project is not consistent with the 208 Water Quality Plan unless it is found that the project fits within the parameters of the Lot Review Criteria for runoff potential and vegetation.

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Project Analysis and Issues for Discussion: Agency staff finds that the project clearly does not fit within the parameters set forth by the Governing Body in the Case-by-Case Lot Review Criteria. The parcel is very sensitive in nature and potential for erosion is very high. Placement of a single family dwelling could create runoff problems on a currently fairly stable site. No detailed plans have been submitted by the applicant, to date, which indicate that impacts can be mitigated to an acceptable level. If the Board decides to grant the appeal, the following special conditions should be required:

1. Foundations and utility trenches shall be hand dug.

2. A detailed drainage plan shall be submitted by the applicant and approved by Agency staff which is capable of infiltrating runoff from a 20-year, 1-hour storm.

3. A vegetation protection and revegetation plan shall be submitted by the applicant and approved by Agency staff.

4. A temporary erosion control plan shall be submitted by the applicant and approved by Agency staff.

5. The location of the sewer hookups shall be shown on revised plans and trenches shall be hand dug.

6. A mitigation fee shall be posted with the Agency prior to TRPA permit issuance. This fee shall be in the amount of $8,284.

Required Actions and Findings: Should the Governing Board grant the appeal, and therefore approve the project the following actions and findings are necessary.

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.

3. There is substantial evidence in the record supporting the foregoing findings.

II. 1. Findings pursuant to Section12.10 of Ordinance 81-5 that the subdivision in which the subject parcel is located has been reviewed by the planning team and has been determined to be "Potentially Adequate." This determination therefore allows parcels in this subdivision to be eligible for case by case review.

2. Findings required by Section 12.22 of Ordinance 81-5:

   A. That the subject parcel has been reviewed with respect to all potential effects upon water quality of the construction of a single family house. Such review includes the factors of vegetative cover, proximity of the project to a stream or wetland, runoff potential and land stability as set forth in the 1981 case by case lot review criteria. Based upon this review, the lot has been determined to be "buildable" and therefore eligible for case by case review.

   B. That the construction, work, use or activity proposed thereby will not adversely affect the quality of water within the region and that it is in accordance with the Handbook of Best Management Practices and the Plan and all other applicable plans, ordinances, rules, regulations, and policies of the Agency.

   C. That the project will mitigate, below levels of significance, the cumulative adverse effects upon water quality of development of land within land capability districts 1 through 3 for purposes of issuance of a permit under Section 12.00 and the making of a finding of no adverse effect on quality of water in the region under this subsection.

3. Findings required by Section 12.22(a) and (b) of Ordinance 81-05.

   A. The project may individually and cumulatively contribute to continued erosion and nutrient increases causing degradation of Lake Tahoe.

   B. Mitigation measures have been incorporated into the project, including application of construction or contribution toward construction of offsite remedial erosion control measures, which will offset any anticipated adverse affects. These measures constitute changes or alterations required in or incorporated into such project which avoid or reduce the significant adverse environmental effects to a less-than-significant level pursuant to Article VII of the Compact.

III. The standard conditions of approval (Attachment D).

IV. The special conditions as indicated in the summary.

NLS:md

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

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

Applicant: William Curtis Architects/Richard Carpenter

Project Description: The applicant requests approval to construct a two story single family dwelling with a suspended parking deck.

Project Location: 760 Allison Drive, Lot 9, Block A, Incline Village Unit 1B

Site Description: The subject parcel is a downhill lot with variable slope averaging about 25%. Vegetation is very sparse and consists primarily of manzanita. There are few trees on the site. The center of the parcel contains a large granite outcrop.

Review Per Section: Section 12.20 of TRPA Ordinance 81-5
Article VI(b) of the TRPA Compact
The Case-by-Case Lot Review Criteria

Land Use District: Low Density Residential (LDR)

Land Capability Classification: 1A, Ra Soil Type

Land Coverage:

Total Lot Size:	58,929 sq. ft.	
Allowable Coverage:	3,600 sq. ft.	(according to Section 9.24 of TRPA Land Use Ordinance)
Proposed Coverage:	3,026 sq. ft.	(total)
Building:	1,632 sq. ft.	
Garage:	328 sq. ft.	
Driveway and Decks:	866 sq. ft.	

Building Height: Proposed: 27 ft. Permitted: 35 ft. + 14 ft. cross slope allowance.

Project History: The application was submitted in May of 1982. Agency staff conducted a field inspection in June of 1982 and indicated to the applicant that the parcel is considered a High Risk in at least one of the four Case-by-Case Lot Review Criteria (letter dated June 16, 1982). An appeal hearing was held in September at which time Philip Overeynder, Executive Director, concurred with the initial staff determination. The applicant now wishes to appeal to the Advisory Planning Commission.

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7-6-83

Carpenter/Curtis

Impact Analysis and Mitigation Measures: The project was evaluated according to the Case-by-Case Lot Review Criteria. Agency staff feels that the parcel rates as a High Risk in at least two of the four criteria set forth. A high Risk rating in any one of the four criteria precludes the application from further case-by-case review.

Proximity to a Stream or Wetland: Low Risk. There is no stream environment zone on or adjacent to the parcel.

Runoff Potential: High Risk. The soil type on this parcel is Ra, Rockland. These soils exhibit excessive drainage, rapid runoff and low water holding capacity. This area is additionally classified as a High Hazard Geomorphic Unit and are identified as a primary source of potential erosion in the Basin. Water concentrated from impervious surfaces generally produces severe gully and channel erosion in loose decomposed granitic material.

Land Stability: Moderate Risk. The parcel is fairly steep but the design of the structure attempts to minimize disturbance. No cuts are necessary for a driveway and garage since it is a downhill lot.

Vegetation: High Risk. Soils of this nature have a low water holding capacity. Natural infertility of the soil with a short dry growing season make revegetation extremely difficult.

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:

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

*This project is not consistent with the 208 Water Quality Plan unless it is found that the project fits within the parameters of the Lot Review Criteria for runoff potential and vegetation.

NLS:md

Carpenter/Curtis

Project Analysis and Issues for Discussion: Agency staff finds that the project clearly does not fit within the parameters set forth by the Governing Body in the Case-by-Case Lot Review Criteria. The parcel is very sensitive in nature and potential for erosion is very high. Placement of a single family dwelling could create runoff problems on a currently fairly stable site. No detailed plans have been submitted by the applicant, to date, which indicate that impacts can be mitigated to an acceptable level. If the Board decides to grant the appeal, the following special conditions should be required:

1. Foundations and utility trenches shall be hand dug.

2. A detailed drainage plan shall be submitted by the applicant and approved by Agency staff which is capable of infiltrating runoff from a 20-year, 1-hour storm.

3. A vegetation protection and revegetation plan shall be submitted by the applicant and approved by Agency staff.

4. A temporary erosion control plan shall be submitted by the applicant and approved by Agency staff.

5. The location of the sewer hookups shall be shown on revised plans and trenches shall be hand dug.

6. A mitigation fee shall be posted with the Agency prior to TRPA permit issuance. This fee shall be in the amount of $7,471.

Required Actions and Findings: Should the Governing Board grant the appeal, and therefore approve the project the following actions and findings are necessary.

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.

3. There is substantial evidence in the record supporting the foregoing findings.

II. 1. Findings pursuant to Section12.10 of Ordinance 81-5 that the subdivision in which the subject parcel is located has been reviewed by the planning team and has been determined to be "Potentially Adequate." This determination therefore allows parcels in this subdivision to be eligible for case by case review.

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2. Findings required by Section 12.22 of Ordinance 81-5:

   A. That the subject parcel has been reviewed with respect to all potential effects upon water quality of the construction of a single family house. Such review includes the factors of vegetative cover, proximity of the project to a stream or wetland, runoff potential and land stability as set forth in the 1981 case by case lot review criteria. Based upon this review, the lot has been determined to be "buildable" and therefore eligible for case by case review.

   B. That the construction, work, use or activity proposed thereby will not adversely affect the quality of water within the region and that it is in accordance with the Handbook of Best Management Practices and the Plan and all other applicable plans, ordinances, rules, regulations, and policies of the Agency.

   C. That the project will mitigate, below levels of significance, the cumulative adverse effects upon water quality of development of land within land capability districts 1 through 3 for purposes of issuance of a permit under Section 12.00 and the making of a finding of no adverse effect on quality of water in the region under this subsection.

3. Findings required by Section 12.22(a) and (b) of Ordinance 81-05.

   A. The project may individually and cumulatively contribute to continued erosion and nutrient increases causing degradation of Lake Tahoe.

   B. Mitigation measures have been incorporated into the project, including application of construction or contribution toward construction of offsite remedial erosion control measures, which will offset any anticipated adverse affects. These measures constitute changes or alterations required in or incorporated into such project which avoid or reduce the significant adverse environmental effects to a less-than-significant level pursuant to Article VII of the Compact.

III. The standard conditions of approval (Attachment D).

IV. The special conditions as indicated in the summary.

REGIONAL ADMINISTRATIVE PLANNING AGENCY

RAPA

WASHOE COUNCIL OF GOVERNMENTS
REGIONAL PLANNING COMMISSION
OF RENO, SPARKS, AND WASHOE COUNTY

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TO: Members of the Advisory Planning Commission

FROM: Michael A. Harper, Chairman

RE: Target dates and subcommittee assignments

DATE: June 16, 1983

This is a re-cap of the decisions made at our June 8 and 9th meeting.

Target Dates

July 13 and 14, 1983: Regularly scheduled APC meeting, tentatively scheduled for Heart Federal Savings and Loan, Tahoe City, California. Subcommittee reports on the items to be reviewed by each subcommittee are to be presented. The focus of this meeting will be on the policy portion of the plan. The product we should be striving for is a concensus on policies for each element. Assuming such a concensus is reached, the preliminary direction of the APC will be transmitted to the Governing Board.

August 4 and 5, 1983: First public hearing on the Regional Policy Plan and planning area statements. Essentially this is a listening meeting, though I would encourage the entire membership to attend. The public hearing will be scheduled for the 4th, but reserve the 5th for contingencies. This public hearing is scheduled for Granlibakken, Tahoe City, California.

August 10 and 11, 1983: Regularly scheduled APC meeting, probably to be held in South Lake Tahoe. A second public hearing on the policy plan and planning area statements will be held. I do not envision a big turnout though, at this second hearing. Our focus should be on the planning area statements. The product we should be striving for is concensus on planning area statements and their relationship to policies. The Governing Body should be receiving from our two meetings in August a summary of major issues being addressed by the public and a preliminary direction on the planning area statements.

P.O. Box 1331 / 241 Ridge St. / Reno, NV 89504 — 1331 / (702) 785-4043

September 14 and 15, 1983: Regularly scheduled APC meeting, held either in South Lake Tahoe or Incline Village. Focus at this meeting will be a recommendation of a policy plan/planning area statements and certification of the EIS. Our action in September should provide the Governing Body with an APC preferred plan.

Subcommittee Assignments

At the June 8 and 9 meeting, the APC divided itself into four major subcommittees for the purpose of reviewing the Policy Plan. Whether we continue with this process for the planning areas is dependent upon the nature of the planning area statements and success of this current process. The four major subcommittees, personnel and preliminary meeting dates are as follows:

1. Land use, Housing, Natural Hazards, Community Design, Scenic, Open Space, Public Services/Facilities.

   W. Sullivan, B. Combs, K. Milam, M. Harper, *A. Bogush, J. Renz.

   * Chairperson

1st meeting: Conference Room: Hoffman, Lien and Facinto, Dollar Hill Professional Building, Tahoe City California

June 17, 1983

2. Water Quality, SEZ's, Soils, Vegetation

   A. Sawyer, L. Dodgion, G. McMorris, B. Curtis, D. Pyle, L. Poppoff

1st meeting: Soil Conservation Service Office, South Lake Tahoe, California

June 15, 1983 - 9:00 A.M.

3. Transportation, Air Quality, Noise, Energy

   S. McMullen, S. Michael, S. Randolph, L. Dodgion, S. Hansen

1st meeting: To be scheduled

4. Recreation, Fisheries, Wildlife, Shorezone

S. Hansen, C. Sparbel, J. Hoefer, L. Poppoff

1st meeting: Sparbel's Office, Nevada State Parks Offices, Carson City, Nevada

June 27, 1983 - 9:00 A.M.

All members of the APC and Governing Body are welcome to attend the subcommittee meetings and participate. The subcommittee's report will be produced, though, by those people on the subcommittees. I would appreciate it if subsequent meeting dates and places could be circulated to the entire APC membership. Also, your reports would be appreciated if sent early to APC members for their review.

See you in July and have a happy 4th.

xc: James Reed, Chairman, TRPA, 5777 Madison Ave., Suite 1100, Sacramento, CA 95841

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