

**TRPA
GOVERNING BOARD
PACKETS**

**APRIL
1985**

4-85

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on April 24, 25, 1985, commencing at 9:30 a.m. each day, the Governing Body of the Tahoe Regional Planning Agency will conduct its regular meeting at 2155 South Avenue, South Lake Tahoe, California. The agenda for said meeting is attached to and made a part of this notice.

NOTICE IS FURTHER GIVEN that on Wednesday, April 24, 1985, commencing at 8:30 a.m. in the same location, the Finance Committee will meet to discuss the following: 1) administration of mitigation fee and security bond funds; 2) acceptance of February and March, 1985 financial statements; 3) status of Nevada Legislative Auditor Report; 4) status of FY 1984-85 budget; 5) status of FY 1985-86 and 1986-87 budget requests; 6) FY 1985-86 Estimated Transportation Development Act Revenue for the Tahoe Basin; and 7) Caltrans FY 1984-85 overall work program amendment.

NOTICE IS FURTHER GIVEN that on Thursday, April 25, 1985, commencing at 8:30 a.m. in the same location, the Litigation Committee will meet to discuss additional legal support.

Date: April 12, 1985

By:



William A. Morgan
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

April 24, 1985 9:30 a.m.
April 25, 1985 9:30 a.m.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR
- V LITIGATION
 - A. Consideration of Litigation in Regard to the Regional Plan and Actions Filed by the State of California/League to Save Lake Tahoe v. TRPA
 - B. Closed Session to Confer on State of California/League to Save Lake Tahoe v. TRPA
- VI PUBLIC HEARINGS
 - A. Consideration of Amendments to the Regional Plan
 - B. Consideration of Amendments to Ordinance 84-1
- VII ORDINANCES
 - A. First Reading of Ordinance Amending the Regional Plan
 - B. First Reading of Ordinance Amending Ordinance 84-1 (Adopting and Implementing the Regional Plan)

Thursday, April 25, 1985 9:30 a.m.

VIII PROJECT REVIEW

Cove East Subdivision, Tentative Map for 26 Units, City of South Lake Tahoe (Pursuant to Settlement Agreement)

IX ENFORCEMENT

- A. Show Cause Hearing, Manny Beals, Unauthorized Construction and Signs, Douglas County APN 03-141-01, 03-142-01 and 03-145-01, TRPA File #83320

B. Reports

X OTHER LITIGATION

A. Consideration of Litigation in the Following:

1. City of South Lake Tahoe v. TRPA, et al (Eastern District of California), Unauthorized Expansion of Service at South Tahoe Airport
2. Tahoe Sierra Preservation Council v. TRPA, et al (Eastern District of California and District of Nevada)

B. Closed Litigation Session to Confer on the Following:

1. City of South Lake Tahoe v. TRPA, et al (Eastern District of California), Unauthorized Expansion of Service at South Tahoe Airport
2. Tahoe Sierra Preservation Council v. TRPA, et al (Eastern District of California and District of Nevada)

XI APPEAL

- A. Rocky Point, Appeal of Staff Finding of Incomplete Application, Washoe County, TRPA File #82202
- B. Kenneth D. Caillat, Appeal of Staff Determination to Approve Bob Proctor Application for an Addition to and Remodel of an Existing Single Family Dwelling, 1066 Skyland Drive, Douglas County APN 05-021-19, TRPA File #84389

XII PLANNING MATTERS

- A. Tahoe Basin Association of Governments, Report and Recommendations on the Urban Land Institute Study Findings
- B. Report on Apparent Discrepancies in Water Quality Analyses
- C. Report on Proposed 1985 California State Transportation Improvement Program (PSTIP)
- D. Discussion of Individual Lot Evaluation System

XIII ADMINISTRATIVE MATTERS

Finance Committee Report and Recommendations

XIV REPORTS

- A. Executive Director
- B. Legal Counsel

- C. Executive Session
- D. Governing Body Members
- E. Public Interest Comments

XV CORRESPONDENCE

XVI RESOLUTIONS

XVII PENDING MATTERS

XVIII ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommended Action</u>
North Tahoe Public Utility District Speckle Avenue Water Transmission Main, Kings Beach, Placer County, TRPA File #85062	Approval With Findings and Conditions

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 procedure 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

North Tahoe Public Utility District
Speckled Avenue Water Transmission Main
Kings Beach, Placer County, TRPA File #85062

Application Type: Public Works

Applicant: North Tahoe Public Utility District (NTPUD)

Location: Speckled Avenue, Kings Beach

Review Per Section:

1. Subparagraph I(2) Preliminary Injunction Order (specific project exemption).
2. Section 3.00, Ordinance 84-1 (Article V(g) Findings).
3. Section 4.12(d), California Side Land Use Ordinance (Public Works Projects).
4. Section 4.30(2), Ordinance 84-1 (Review of Other Pending and New Projects).
5. Section 4.31(1) and (2), Ordinance 84.1 (Review Criteria).

Project Description: The applicant is seeking approval to install approximately 6,300 lineal feet of 10" water transmission main along Speckled Avenue in Kings Beach. The purpose of the project is to improve the presently inadequate transmission and distribution system in the upper portion of Kings Beach. The new transmission main will improve the pumping efficiency and allow full utilization of the existing 500,000 gallon storage tanks.

Environmental Documentation:

Lead Agency: North Tahoe Public Utility District
Document: Negative Declaration SCH#8404023 under the California
Environmental Quality Act.

Impact Analysis and Mitigation Measures:

Land Coverage: No new land coverage is proposed as part of this project.

Water Quality: All proposed ground disturbance will be within the existing disturbed roadway of Speckled Avenue.

RA:mlm
4/15/85

CONSENT CALENDAR

Article V(g) Findings (Section 3.00, Ordinance 84-1): The following is a list of the V(g) findings as set forth under Section 3.00 of Ordinance 84-1. Following each finding, Agency staff has briefly summarized the evidence on which the required finding may be made.

1. The project is consistent and complies with the CTRPA and Agency ordinances, maps, rules, regulations and policies in effect on August 25, 1983 where said ordinances, maps, rules, regulations and policies are not inconsistent or in conflict with the amendments to the regional plan adopted by this ordinance. In the event said ordinances, maps, rules, regulations or policies are inconsistent or in conflict with said amendments to the regional plan, the Agency shall find that the project is consistent and complies with said amendments to the regional plan.

The project is being reviewed under Section 4.12 of the California Side Land Use Ordinance and is consistent and complies with the Amendments to the Regional Plan.

2. The project has been processed in accordance with the Agency's Rules and Regulations of Practice and Procedure.

The project is properly before the Governing Board for consideration. Proper application forms and fees have been submitted.

3. With respect to projects for which an environmental impact statement has not been prepared, the project, including compliance with the conditions of approval, will not have an adverse significant, individual or cumulative impact on the environment.

An Agency environmental checklist has been completed for the project and said checklist concludes that the project will not have an adverse, significant or cumulative impact on the environment.

4. The establishment, maintenance and operation of the project will not be detrimental to the health, safety, peace, comfort or general welfare of the Lake Tahoe Region.

There is no evidence suggesting that the project will be detrimental to the health, safety, peace, comfort or general welfare of the Lake Tahoe Region.

5. The project is consistent with the goals and policies of the Water Quality, Transportation and Air Quality, Conservation, Recreation, Public Services and Facilities and Implementation Elements of the Regional Plan, as amended.

- a. Water Quality - The project includes mitigation measures to ensure compliance with the TRPA 208 Water Quality Plan.
- b. Transportation and Air Quality - The project does not propose any work which will significantly affect traffic and air quality of the region.
- c. Conservation - The project does not propose any work which will be in conflict with the Conservation Element of the amended Regional Plan.
- d. Public Services and Facilities - The project is consistent with the goals and policies of the Public Services and Facilities Element of the amended Regional Plan. The project involves the upgrading of existing service to support existing and new development consistent with the amended Regional Plan.
- e. Implementation - The project is consistent with the development and implementation priorities set forth in the Implementation Element of the amended Regional Plan.

Required Actions and Findings: To approve the project, the Governing Board must take the following actions and make the following findings:

- I A motion for a finding of no significant effect with direction to staff to prepare the necessary certification document to be included with the permit.
- II A motion to approve the project subject to the following findings and conditions:
 - A. Findings
 1. The V(g) findings listed on Attachment K.
 - B. Conditions
 1. There shall be no ground disturbance in regards to this project between October 15 and May 1.
 2. Rehabilitation and cleanup of the site following construction must include removal of all construction waste and debris.

3. Agency staff shall be notified at least 48 hours prior to the commencement of construction. This notification shall include: a) who will be doing the work; b) when the work will commence; and c) when the completion of work is expected.
4. All construction shall be accomplished in strict compliance with the plan approved by TRPA.
5. The TRPA permit and the final construction drawings bearing the TRPA stamp of approval shall be present on the construction site from the time construction commences through final TRPA site inspection. The permit and plans shall be available for inspection upon request by any TRPA employee. Failure to present the TRPA permit and approved plans may result in the issuance of a Stop Work Order by the TRPA.
6. The length of open trenches (excluding foundation) at the end of each working day shall not exceed 50 feet.
7. Prior to issuance of the TRPA permit for the subject construction, final plans reflecting compliance with all conditions shall be submitted to the TRPA for review and approval.

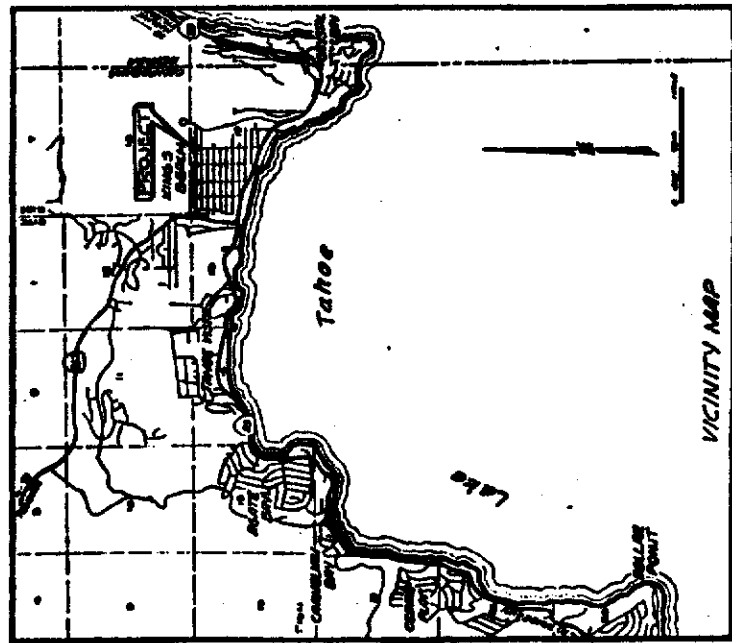
IMPROVEMENT PLANS FOR

1955

SPECKLED AVE. TRANSMISSION MAIN

PLACER COUNTY

CALIFORNIA

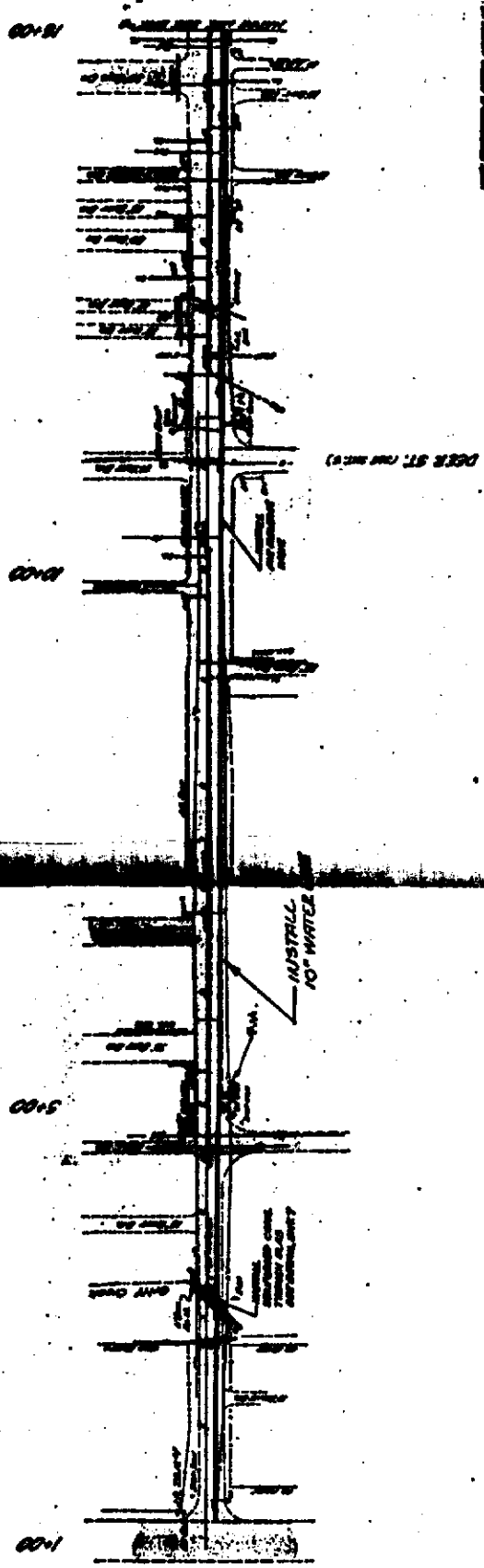


LEGEND

- WATER LINE
- WATER METER
- AIR SERVICE METER
- PRESSURE REGULATING VALVE
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING WATER METER
- AIRMETER
- AIRMETER SERVICE
- SERVICE SERVICE
- CULVERT
- GAS LINE
- UNDERGROUND ELECTRICAL

NORTH TAHOE PUBLIC UTILITY DISTRICT

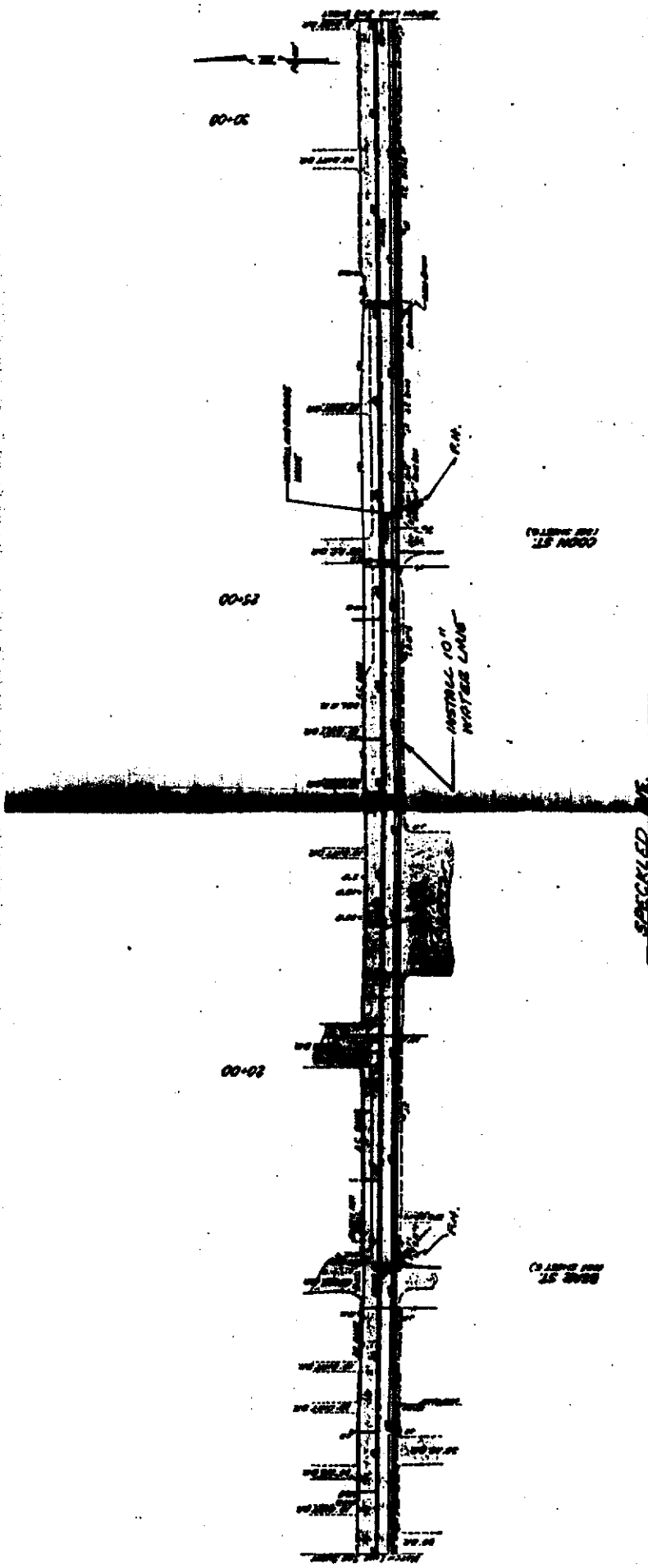
PLAN NO. 1



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL RESOURCES.
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL THROUGHOUT THE PROJECT.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES AND UTILITIES.
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE AND SUBMIT THEM TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL RESOURCES.

NOT TO SCALE

IMPROVEMENT PLANS FOR
 1965 SPECKLED AVE. TRANSMISSION MAIN
 SPECKLED AVE.



00-00

00-00

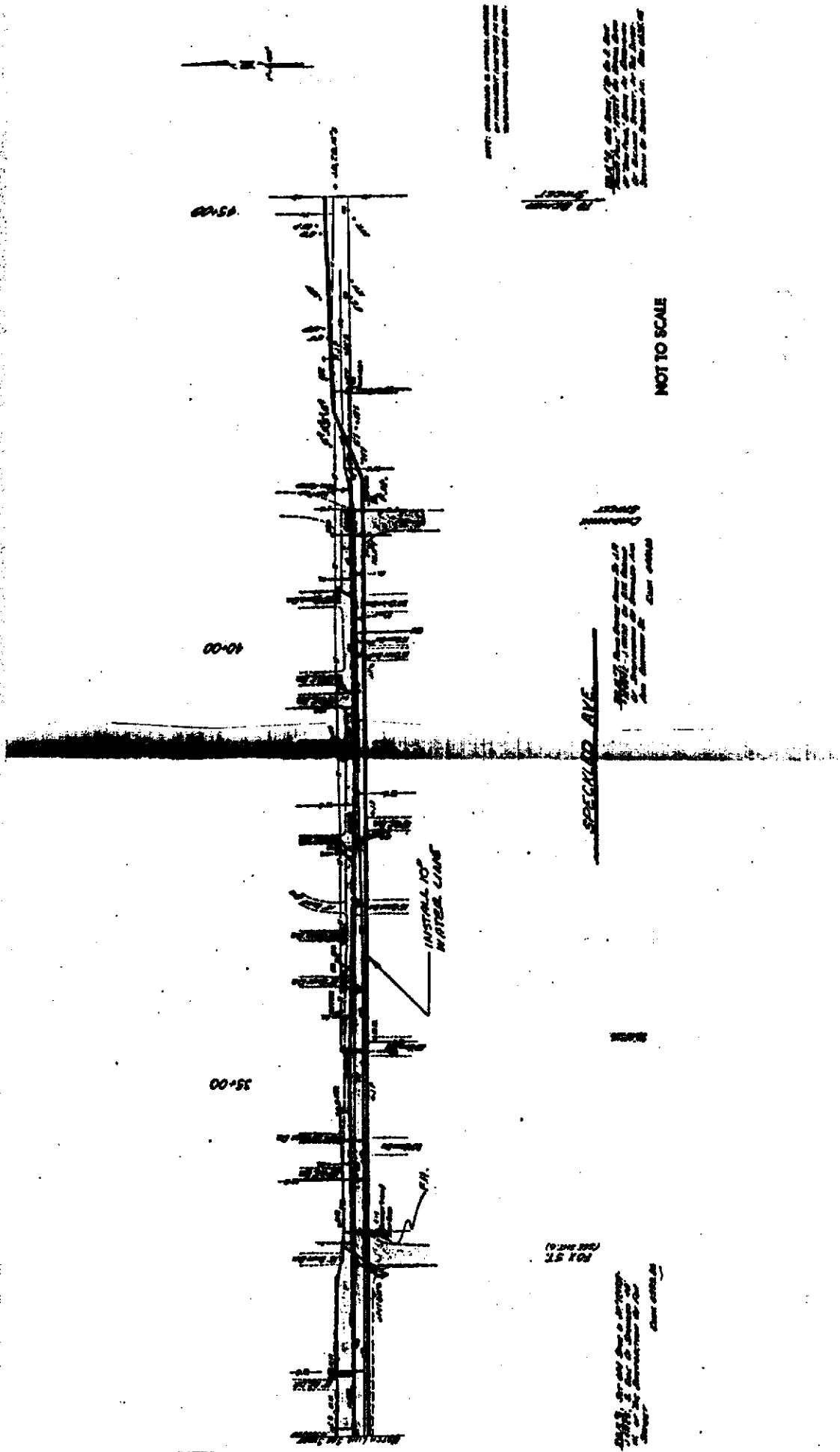
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INSTALL 10" NYLON LANE

NOT TO SCALE

IMPROVEMENT PLANS FOR
 1983 SPECKLED AVE. TRANSMISSION MAIN
 SPECKLED AVE.

SHEET NO.
 3



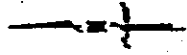
NOT TO SCALE

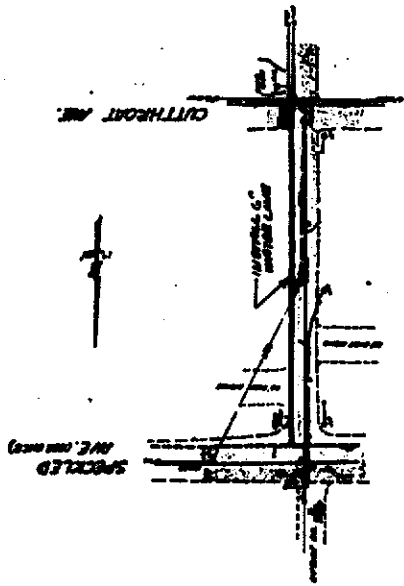
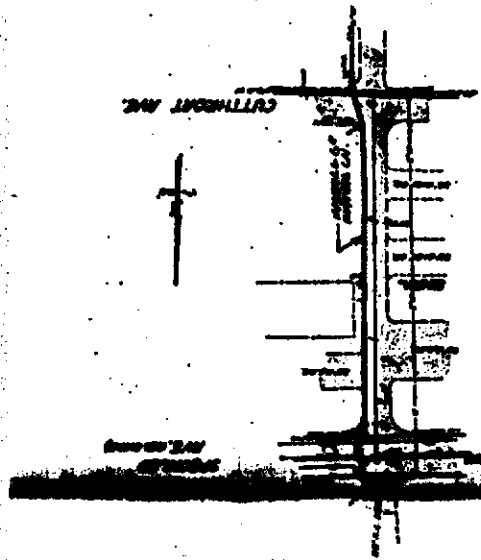
IMPROVEMENT PLANS FOR
 1985 SPECKLED AVE. TRANSMISSION MAIN
 SPECKLED AVE.

SHEET NO.
 4

19 20 21 22
 15 16 17 18

19 20 21 22
 15 16 17 18





SHEET NO. 5

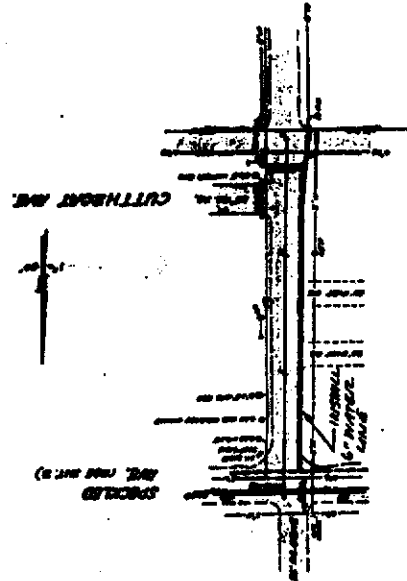
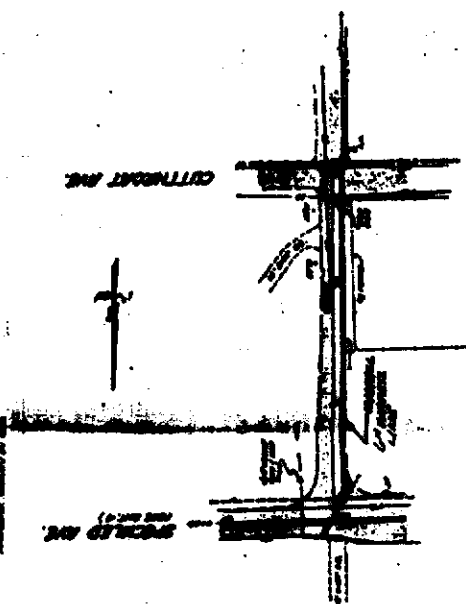
IMPROVEMENT PLANS FOR
1985 SPECKLED AVE. TRANSMISSION MAIN
DEER STREET & BEAR STREET

NOT TO SCALE

BEAR STREET

NOT TO SCALE

DEER STREET



SHEET NO. 6

IMPROVEMENT PLANS FOR
1985 SPECKLED AVE. TRANSMISSION MAIN
COON STREET & FOX STREET

NOT TO SCALE

FOX STREET

NOT TO SCALE

COON STREET

NOTE: DIMENSIONS IN THESE PLANS ARE FOR INFORMATION PURPOSES ONLY. VERIFY DIMENSIONS IN THE FIELD.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Cove East Subdivision
Tentative Map for 26 Lots
City of South Lake Tahoe

Applicant: Dillingham Development Company

Applicant's Representative: Bernard E. Frizzie

Project Description: The Executive Summary from the Final EIS prepared for the project is attached to and made part of this summary. The Executive Summary contains descriptions of the project and of the alternatives to the project assessed in the EIS, an overview of the analyses and conclusions contained in the EIS, the special mitigation measures proposed by the applicant and the significant impacts that cannot be mitigated.

Revised Tentative Map: In response to the environmental impact analyses and conclusions contained in the Final EIS, which was certified by the TRPA Governing Board in February 1985, the applicant has submitted a revised tentative map (Attachment A). This revised map was designed to achieve two basic objectives. First, to reduce development in areas of the project site identified in the Final EIS as not being man-modified; and second, to maintain the economic viability of the project.

In recognition of the settlement agreements affecting the project site, Agency staff worked in conjunction with the applicant in an attempt to prepare a revised tentative map proposing no development in the areas of the site identified in the EIS as not man-modified lands. However, the applicant contends that Lots 1 thru 8 must be developed to make the project economically viable. Therefore, the revised tentative map proposed by the applicant includes these lots although Lots 1 thru 6 are located in an area (Area D) that the EIS concludes does not qualify for recognition as man-modified.

The revised tentative map is within the scope of the EIS since it proposes generally the same lot configuration as the modified site design alternative assessed in the EIS.

Man-Modified Areas: Most critical to the development is a determination of the areas of the project site that are man-modified in accordance with current TRPA criteria. The Final EIS contains a detailed analysis of the project site with respect to current TRPA criteria for man-modified lands. This section of the Final EIS is made part of this staff summary as Attachment B.

In summary, the Final EIS concludes that Area A on Figure 3 is natural, undisturbed stream environment zone which is subject to seasonal flooding. Area A is definitely not man-modified lands and should not be built upon.

GG:mlm
4/17/85

AGENDA ITEM VIII

Areas designated as Area B on Figure 3 are areas that have been substantially modified to the extent that they no longer have the characteristics of a stream environment zone. The Final EIS concludes that Area B meets TRPA's current criteria for recognition as man-modified lands if the Governing Board finds that restoration of these areas is infeasible.

The Final EIS concludes that Area C on Figure 3 "are natural areas on the islet that have riparian vegetation and have not been modified". Area D is defined in the Final EIS as "an area on the islet that has riparian vegetation on fill land". The EIS further states that "Area D on the islet does not meet the definition of man-modified from a vegetation standpoint; however, a soil boring in the area shows that as much as two feet of fill has been placed over the marsh". Areas C and D do not satisfy TRPA's current criteria for recognition as man-modified lands and are, therefore, capability 1b lands.

However, the EIS does conclude that Areas C and D are not subject to seasonal flooding and, therefore, "are not contributing to the trapping of sediments and are probably only to a very small degree participating in the denitrification process".

Restoration: Based on a report prepared by the applicant and submitted to the California Water Quality Control Board, Lahontan Region (Lahontan) approximately 3 to 4 feet of fill would have to be removed to allow the inland area to be periodically inundated. Removal of all fill material on the westerly portion of the islet would still not allow the land to be periodically inundated, but would permit it to be restored to its original condition as a stream environment zone. The cost of such a proposal, using costs given in the report, would be about \$700,000. This cost does not include the cost of the land. Lahontan staff estimates that suitable site restoration could be accomplished for a minimum cost of approximately \$240,000.

The Final EIS states that restoration of the original stream environment zone is technically possible, however, its feasibility depends upon active support and cooperation between Dillingham and various government agencies.

Land Coverage: The Settlement Agreement allows up to 463,000 sq. ft. of land coverage on the project site. The tentative map approved by the City of South Lake Tahoe proposes 424,000 sq. ft. of land coverage. The revised tentative map proposes 400,000 sq. ft. of land coverage. The land coverage proposed on the revised tentative map is as follows:

Roads	=	114,000 sq. ft.
Recreation Facilities (including parking)	=	12,200 sq. ft.
26 Lots @ 10,500 sq. ft. each	=	273,000 sq. ft.
Walks and Pathways	=	<u>800 sq. ft.</u>
Total	=	400,000 sq. ft.