

**TRPA
GOVERNING BOARD
PACKETS**

**AUGUST
1986**

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

8-86


NOTICE OF AMENDED AGENDA

NOTICE IS HEREBY GIVEN that the agenda for the regular August 27, 28, 1986 meeting of the Governing Body of the Tahoe Regional Planning Agency is amended as follows:

1. The Finance Committee, meeting August 27, 1986 at 8:30 a.m. in the TRPA office, will discuss and make a recommendation on reallocation of FY 1985-86 (not 1986-87) State Transit Assistance Funds to the Tahoe Transportation District.
2. The full Governing Board will take action on reallocation of FY 1985-86 (not 1986-87) State Transit Assistance Funds to the Tahoe Transportation District (agenda item XI A. 4.).
3. The Litigation Committee, meeting on August 27, 1986 at 8:30 a.m. in the TRPA office, will discuss and make recommendations on modified arrangements with outside legal counsel.
4. The full Governing Board will discuss and approve modified arrangements with outside legal counsel (agenda items X A. 7. and X B. 7.).

Date: August 20, 1986

By:



William A. Morgan
Executive Director
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on Wednesday and Thursday, August 27 & 28, 1986, commencing at 10:00 a.m. on the 27rd and at 9:30 a.m. on the 28th at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada, the Governing Body of the Tahoe Regional Planning Agency will conduct its regular meeting. The agenda for said meeting is attached to and made a part of this notice.

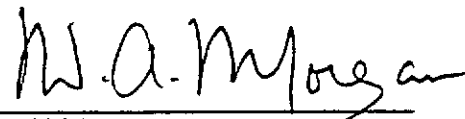
NOTICE IS FURTHER GIVEN that on Wednesday, August 27, 1986, commencing at 8:30 a.m. in the same location, the Finance Committee of said agency will meet to discuss the following: 1) receipt of the June and July financial statements; 2) status of the Agency's liability insurance and safety management program; 3) release of mitigation funds, Skyland Subdivision, erosion control project, Douglas County; 4) reallocation of FY 1986-87 State Transit Assistance Funds to the Tahoe Transportation District; 5) amendments to FY 1986-87 TRPA/Caltrans Overall Work Program; and 6) budgets for FY 1987-88 and FY 1988-89.

NOTICE IS FURTHER GIVEN that on Wednesday, August 27, 1986, commencing at 8:30 a.m. in the same location, the Litigation Committee will meet in open session and in closed session to confer with counsel on the following: 1) ordinance setting forth policy on treatment of residential unit building foundations; 2) State of California/ League to Save Lake Tahoe v. TRPA,; 3) Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada); 4) Glenbrook Properties v. TRPA; 5) Lakeview Development v. TRPA; 6) settlement of McCormac, et al. v. TRPA, et al. 7) revision of settlement of Continental Mortgage v. TRPA, et al. (Kings Run); and 8) show cause hearing procedures.

NOTICE IS FURTHER GIVEN that during the lunch recess on Wednesday, August 27, 1986, in the TRPA office, the Rules and Regulations Committee will meet to discuss the revision of the Agency's Rules and Regulations of Practice and Procedure and the Administrative and Fiscal Procedures Manual.

Date: August 11, 1986

By:



William A. Morgan
Executive Director

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, 195 U.S. Highway 50
Round Hill, Zephyr Cove, Nevada

August 27, 1986 10:00 a.m.
August 28, 1986 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 SPECIAL REPORT
 - A. Tahoe-Transportation District (TTD) Status Report
- VI SPECIAL PLANNING MATTERS
 - A. Status and Consideration of Revisions to the Regional Plan Goals and Policies
- VII ORDINANCES
 - A. Public Hearing and First Reading of an Ordinance Setting Forth Policy on Treatment of Residential Unit Building Foundations
- VIII PROJECT REVIEW
 - A. Approval of Tahoe City Public Utility District, Bunker Springs Redevelopment Project, APN/File 530-300-00/86-11, Placer County
 - B. Approval of Wings West Airlines to Operate Commercial Air Service at Lake Tahoe Airport
 - C. Tahoe Valley Elementary School Multi-Use Area Rehabilitation, City of South Lake Tahoe, APN/File #23-700-99, El Dorado County
 - D. Sunnyside Resort Redevelopment Project, APN/File #84-140-14, -15, -16, -19, and -20, Placer County
- IX ENFORCEMENT
 - A. Show Cause Hearing, Glenbrook Company, Outdoor Dance Floor, Unauthorized Coverage and Commercial Floor Area at Glenbrook Golf Course, Douglas County

X LITIGATION

- A. Litigation Committee Report and Board Action, If Necessary, on the Following:
1. State of California/League to Save Lake Tahoe v. TRPA
 2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada)
 3. Lakeview Development v. TRPA
 4. Glenbrook Properties v. TRPA
 5. Settlement of McCormac, et al. v. TRPA, et al. (Moon Dunes)
 6. Revision of Settlement of Continental Mortgage v. TRPA, et al. (Kings Run)
- B. Closed Session to Confer on the Following:
1. State of California/League to Save Lake Tahoe v. TRPA
 2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada)
 3. Lakeview Development v. TRPA
 4. Glenbrook Properties v. TRPA
 5. Settlement of McCormac, et al. v. TRPA, et al. (Moon Dunes)
 6. Revision of Settlement of Continental Mortgage v. TRPA, et al. (Kings Run)

XI ADMINISTRATIVE MATTERS

- A. Finance Committee Report and Board Action on Recommendations
1. Receipt of the June and July Financial Statements
 2. Approval of FY 1987-89 Operating Budget Requests, California and Nevada
 3. Release of Mitigation Funds, Skyland Subdivision Erosion Control Project, Douglas County
 4. Reallocation of FY 1986-87 State Transit Assistance Funds to the Tahoe Transportation District (TTD)
 5. Amendments to FY 1986-87 TRPA/Caltrans Overall Work Program

- B. Legislation Committee Report
 - 1. Status Report on Tahoe Regional Planning Compact Amendments
- C. Appointment of Lay Member to Vacancy on the Advisory Planning Commission

XII REPORTS

- A. Executive Director
 - 1. Status Report on Plan for 1986
 - 2. Status Report on Projects Approved at Staff Level
 - 3. Status Report on Exemption Requests in Regional Plan Suit
 - 4. Other
- B. Legal Counsel
- C. Governing Body Members
- D. Public Interest Comments

XIII CORRESPONDENCE

XIV RESOLUTIONS

XV ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommended Action</u>
Clearinghouse Review of U.S. Forest Service/ California Parks and Recreation Land Exchange	Finding of conformance with current plans and ordinances

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

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

August 18, 1986

To: The TRPA Governing Board
From: The Staff
Subject: Clearinghouse Review of Private
Exchange to the Forest Service

As the areawide clearinghouse for the Tahoe Basin, TRPA has been asked by the U.S. Forest Service to comment on the compatibility of the following property exchange with the Regional Plan and other applicable Agency documents. Staff recommends that a letter be forwarded to the Forest Service indicating that no conflicts are foreseen between these proposed exchanges and the Regional Plan documents adopted and/or drafted to date:

Exchange of 303.49 acres of National Forest System Land in El Dorado County within Section 24, T.14 N., R.16 E., M.D.M., and Section 30, T. 14 N., R. 17 E., M.D.M., to the State of California for lands that the State will acquire within El Dorado County adjacent to Glenridge Park Units 1 and 2.

The federal land will become a part of Sugar Pine Point State Park.

See attached copy of Forest Service letter, Environmental Assessment Decision, Notice Finding of the Significant Effect.

Please contact Assistant Executive Director Gary D. Midkiff at (702) 588-4547 if there are any questions.

8/18/86
GDM:jf

CONSENT CALENDAR ITEM

00001



United States
Department of
Agriculture

Forest
Service

Lake Tahoe Basin Management Unit
P.O. Box 8465
South Lake Tahoe, CA 95731

Reply to: 5430

Date: July 10, 1986

Bill Morgan, Executive Director
Tahoe Regional Planning Agency
P.O. Box 1038
Zephyr Cove, NV 89448

Dear Mr. Morgan:

The Lake Tahoe Basin Management Unit is considering an exchange of 303.49 acres of National Forest System land in El Dorado County within Section 24, T.14 N., R.16 E., M. D. M., and Section 30, T.14 N., R.17 E., M. D. M., to the State of California for lands that the state will acquire within El Dorado County adjacent to Glenridge Park Units No. 1 and No. 2.

The Federal land will become a part of Sugar Pine Point State Park.

The non-Federal land consists of one 76 acre parcel and 10 residential lots. Acquisition of these parcels by the State and subsequent exchange to the Forest Service will prevent residential development of sensitive lands within the Lake Tahoe Basin.

In accordance with E.O. 12372 of July 14, 1982 and the Memorandum of Understanding between the USDA Forest Service, Pacific Southwest Region, and the State of California dated January 4, 1984, I am submitting for your review one copy each of the draft Environmental Assessment - Decision Notice - Finding of No Significant Impact and Form SCH-06 (10/83). Copies of these documents are being submitted to the State Clearinghouse for their review.

Please contact Lands Officer Wayne Shepherd at (916) 544-6420 if there are questions.

Sincerely,

for RALPH C. CISCO
Forest Supervisor

Enclosures (2)

RECEIVED
BY _____

JUL 14 1986

TAHOE REGIONAL
PLANNING AGENCY

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FEDERAL

NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT FORM
(FEDERAL PROJECT)

SCH # _____

1. Project Title: Land Exchange
 2. Lead Agency: USDA Forest Service 3. Contact Person: Wayne Shepherd
 3a. Street Address: P.O. Box 8465 3b. City: South Lake Tahoe
 3c. County: El Dorado 3d. Zip: 95731 3e. Phone: (916)544-6420
 PROJECT LOCATION 4. County: El Dorado 4a. City/Community: Meeks Bay
 4b. (optional) Assessor's Parcel No. _____ 4c. Section _____ Twp. _____ Range _____
 5a. Cross Streets: _____ 5b. For Rural, Nearest Community: Meeks Bay
 6. Within 2 miles of: a. State Hwy No. B9 b. Airports _____ c. Waterways Lake Tahoe

CEQA
 01 NOP
 02 Early Cons
 03 Neg Doc
 04 Draft EIR
 05 Supplement/ Subsequent EIR
 (if so, prior SCH # _____)

LOCAL ACTION TYPE
 01 General Plan Update
 02 New Element
 03 General Plan Amendment
 04 Master Plan
 05 Annexation
 06 Specific Plan
 07 Redevelopment
 08 Rezone
 09 Land Division
 (Subdivision, Parcel Map, Tract Map, etc.)
 10 Use Permit
 11 Cancel Ag Preserve
 12 Other

DEVELOPMENT TYPE
 01 Residential: Units _____ Acres _____
 02 Office: Sq.Ft. _____ Acres _____ Employees _____
 03 Shopping/Commercial: Sq.Ft. _____ Acres _____ Employees _____
 04 Industrial: Sq.Ft. _____ Acres _____ Employees _____
 05 Sewer: MGD _____
 06 Water: MGD _____
 07 Transportation: Type _____
 08 Mineral Extraction: Mineral _____
 09 Power Generation: Wattage _____ Type: _____
 10 Other: Land Exchange

NEPA
 06 Notice of Intent
 07 Envir. Assessment/ FONSI
 08 Draft EIS
OTHER
 09 Information Only
 10 Final Document
 11 Other

9. TOTAL ACRES: _____
 Federal: 303.49
 Non-Federal: 78.8

11. PROJECT ISSUES DISCUSSED IN DOCUMENT

01 <u>Aesthetic/Visual</u>	08 <u>Geologic/Seismic</u>	15 <u>Sewer Capacity</u>	22 <u>Water Supply</u>
02 <u>Agricultural Land</u>	09 <u>Jobs/Housing Balance</u>	16 <u>Soil Erosion</u>	23 <u>Wetland/Riparian</u>
03 <u>Air Quality</u>	10 <u>Minerals</u>	17 <u>Solid Waste</u>	24 <u>Wildlife</u>
04 <u>Archaeological/Historical</u>	11 <u>Noise</u>	18 <u>Toxic/Hazardous</u>	25 <u>Growth Inducing</u>
05 <u>Coastal Zone</u>	12 <u>Public Services</u>	19 <u>Traffic/Circulation</u>	26 <u>Incompatible Landuse</u>
06 <u>Fire Hazard</u>	13 <u>Schools</u>	20 <u>Vegetation</u>	27 <u>Cumulative Effects</u>
07 <u>Flooding/Drainage</u>	14 <u>Septic Systems</u>	21 <u>Water Quality</u>	28 <u>Other</u>

12. FUNDING (approx.): Federal \$ _____ State \$ _____ Total \$ _____

13. PRESENT LAND USE AND ZONING: _____

14. PROJECT DESCRIPTION:
 Federal Land: Portion Section 24, T.14 N., R.16 E., M.D.M., and Portion Section 30, T.14 N., R.17 E., M.D.M.
 Non-Federal Land: Portion N $\frac{1}{2}$ S $\frac{1}{2}$ Section 20, T.14 N., R.17 E., M.D.M.

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REVIEWING AGENCY: Name: _____ DATE: _____
 Address: _____ Intent to Comment _____
 Phone: _____ Transmittal of Comments _____

ENVIRONMENTAL ASSESSMENT
DECISION NOTICE
FINDING OF NO SIGNIFICANT IMPACT
FOR
LAND EXCHANGE
BETWEEN
STATE OF CALIFORNIA
AND
USDA FOREST SERVICE, LAKE TAHOE BASIN MANAGEMENT UNIT

The State of California acting by and through the California Tahoe Conservancy has offered to exchange those lands shown on the attached map and labeled the "non-Federal" land, to the United States of America in exchange for those lands shown on the attached map and labeled the "Federal" land.

The non-Federal land consists of one 76.16 acre parcel and ten small, residential homesite lots located adjacent to the Glenridge Park Subdivision which are owned by Glenridge Park Company, et.al. The State of California will acquire these parcels through a legal settlement with the current owners.

The Federal land is located on both sides of General Creek adjacent to Sugar Pine Point State Park and consists of two parcels, 186.68 acres and 116.81 acres in size.

The purpose of this analysis is to determine if the United States should proceed with the proposed exchange and to determine if an environmental impact statement is required.

Two alternatives are considered as follows: 1) accept the current proposal, and 2) reject the current proposal and take no further action.

Under the current proposal the United States would acquire sensitive private land located within the Lake Tahoe drainage and the State of California would acquire Federal land suitable for State Park expansion.

The proposal furthers the management objectives of both agencies and meets the requirements of laws, executive orders and policy. The exchange is non-controversial.

It is my decision to adopt Alternative No. 1.

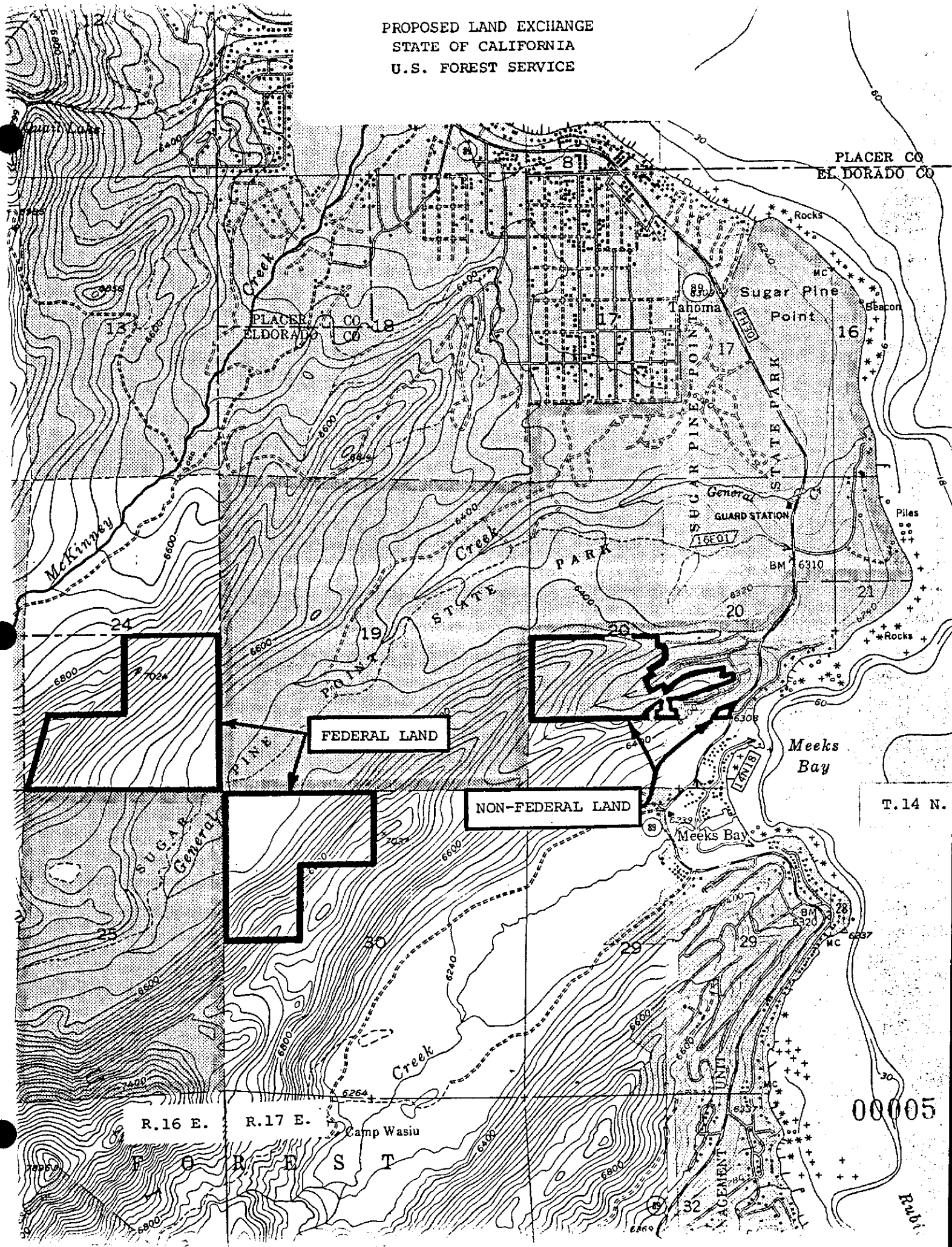
In assessing the impacts, I have determined that the exchange is not a major federal action that will significantly affect the quality of the human environment; therefore an environmental impact statement will not be prepared.

This decision is subject to administrative review as provided by Regulations of the Secretary of Agriculture (36 CFR 211.19).

NORWOOD F. ROBERTSHAW
Assistant Regional Forester for Lands

Date

PROPOSED LAND EXCHANGE
STATE OF CALIFORNIA
U.S. FOREST SERVICE



PLACER CO
EL DORADO CO

PLACER CO
EL DORADO CO

Sugar Pine Point

FEDERAL LAND

NON-FEDERAL LAND

T.14 N.

R.16 E.

R.17 E.

FOREST

00005

Rubi

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
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Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

August 19, 1986

To: The TRPA Governing Board

From: William A. Morgan, Executive Director

Subject: Status and Consideration of Revisions
to the Regional Plan Goals and Policies

While language has been drafted for the two dozen or so final revisions to the Goals and Policies, it is not ready for presentation to the Governing Board. The primary reason is the lack of resolution of the shorezone issues. A recent meeting of several of the parties interested in shorezone matters resulted in agreement on several new ideas, but agreement was not reached on a policy for new piers. We will consult with the key individuals again and formulate the best policies possible under the circumstances and will do so by early September. Consequently, the final revised Goals and Policies will be included on the September agenda.

In the meantime, the staff is proceeding full speed to produce the required ordinances, Plan Area Statements, and programs. The work plan is somewhat modified from that presented earlier in that we now propose to issue one additional EIS covering both selected ordinances and the Plan Area Statements rather than two EISs. We contemplate issuing the EIS in mid-September. Ordinances and Plan Area Statements will be in circulation for several weeks before being brought to the Governing Board for adoption. More detail about the progress on those matters will be presented at the Governing Board meeting this month.

At the last meeting, the Board asked for staff to provide written responses to certain individuals who had testified at one of the public hearings; or in writing; or, in Mr. Henrikson's case, at the Board meeting. Those responses are included.

The analysis of the condition set in the Development and Implementation Priorities Subelement, Goal 1, Policy 1, C, 5) d) is not yet complete because of the need for some additional data from the acquisition agencies. It will be provided as soon as available and prior to the September meeting.

WAM:jf
8/19/86

AGENDA ITEM VI A.

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TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

August 18, 1986

To: The TRPA Governing Board
From: William A. Morgan, Executive Director
Subject: Responses to Comments Made on Goals and Policies

At the July 24 meeting, the Board asked me to provide written responses to the comments of some specific individuals. Those were the comments of:

Robert A. Hunt, General Manager, Incline Village GID
Mike Harper, Assistant Director, Washoe County Department of
Comprehensive Planning
Bev Bedard, Executive Director, Greater North Tahoe
Chamber of Commerce
Peter Perry, Property Owner, Incline Village
David Yori, Incline Village
Erik Henrikson, Board Member, Placer County

As you may recall, staff reviewed the comments of all and, if they were of the nature of recommendations or questions, they were placed in one of four categories: 1) matters deferred till ordinance development; 2) staff agreed on recommended revisions; 3) staff did not agree with recommended revisions; and 4) matters already covered for which an explanation was likely to be sufficient.

Response to those comments follow:

Robert Hunt, IVGID

Comment

Page IV-4 of the draft requires TRPA to develop a five year list of public service projects, and also prescribes certain findings which TRPA must make before it can approve a public service project.

The five year list may be a useful tool to coordinate public service projects throughout the basin. We suggest that, once it is developed, it is circulated to all public agencies, so we can all be apprised of what each other is doing.

Response

Agreed.

WAM:jf
8/18/86

AGENDA ITEM VI A.

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