

**TRPA  
GOVERNING BOARD  
PACKETS**

**OCTOBER  
1986**

# TAHOE REGIONAL PLANNING AGENCY

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

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

(702) 588-4547

10-86

Oct 86 6B

68

## NOTICE OF AMENDED AGENDA

NOTICE IS HEREBY GIVEN that the agenda for the regular October 22, 23, 1986 meeting of the Governing Body of the Tahoe Regional Planning Agency is amended as follows:

1. The Litigation Committee, meeting October 22, 1986 at 8:30 a.m. at Harrah's Tahoe second floor convention center, will discuss and make a recommendation on City of South Lake Tahoe, Unauthorized Expansion of Service at the South Tahoe Airport, Approval of Modified Settlement and Direction to Counsel to Seek Exemption from Preliminary Injunction.
2. Agenda item XI A. is amended by adding the following as item 6. City of South Lake Tahoe, Unauthorized Expansion of Service at the South Tahoe Airport, Approval of Modified Settlement and Direction to Counsel to Seek Exemption from Preliminary Injunction.

Date: October 15, 1986

By:

W. A. Morgan  
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, October 22 and 23, 1986, commencing at 10:00 a.m. on the 22nd and at 9:30 a.m. on the 23rd, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The October 22 session will take place at Harrah's Tahoe in the second floor convention center, Stateline, Nevada. The October 23 session will take place at the Chateau, 955 Fairway Boulevard, Incline Village, Nevada. The agenda for said meeting is attached to and made a part of this notice.

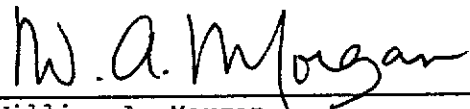
NOTICE IS FURTHER GIVEN that on Wednesday, October 22, 1986, commencing at 8:30 a.m. in Harrah's Tahoe convention center, the Finance Committee of said agency will meet to discuss the following: 1) receipt of the September financial statement; 2) status of the Agency's liability insurance and safety management program; and 3) approval of mitigation fund disbursement for D Street erosion control project, South Lake Tahoe.

NOTICE IS FURTHER GIVEN that on Wednesday, October 22, 1986, commencing at 8:30 a.m. in Harrah's Tahoe convention center, the Litigation Committee will meet in open session and in closed session to confer with counsel 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) treatment of existing multi-residential and nonresidential building foundations without current TRPA approval; and 5) litigation involving the Truckee River and Lake Tahoe.

NOTICE IS FURTHER GIVEN that at some point during the two-day meeting, the California Board members will meet to discuss and make recommendations to the full Governing Board on appointment of lay members to fill vacancies on the Advisory Planning Commission.

Date: October 3, 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

October 22, 1986 - Harrah's Convention Center, Stateline, Nevada 10:00 a.m.  
October 23, 1986 - The Chateau, 955 Fairway, Incline Village, Nevada 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 (see third page of this agenda for items)
- V SPECIAL REPORT
  - A. Tahoe-Transportation District (TTD) Status Report
  - B. Status Report on Consensus Process for Lake Tahoe Airport
- VI PROJECT REVIEW
  - A. Ratification of Staff Approval of Wings West Airlines to Operate Commercial Air Service at Lake Tahoe Airport
  - B. Approval of Relocation of KZFR (KTHO-FM) Transmitter and Antenna, Genoa Peak, Douglas County APN/TRPA File #15-050-05
- VII PUBLIC HEARING - Governing Board and Advisory Planning Commission
  - 1:30 p.m., Wednesday, October 22, 1986 - Harrah's Tahoe
  - 9:30 a.m., Thursday, October 23, 1986 - The Chateau
  - A. Plan Area Statements for the Lake Tahoe Basin
  - B. Implementing Ordinances of the Regional Plan - to be continued to the November 19, 1986 regular Governing Board meeting
  - C. Environmental Impact Statement for the Plan Area Statements and Implementing Ordinances of the Regional Plan
- VIII ORDINANCE
  - A. Second Reading and Adoption of Ordinance Amending Ordinance 84-1, as Amended (Revisions to Regional Plan Goals and Policies) - Thursday, October 23, 1986 - The Chateau
- IX RULES AND REGULATIONS
  - A. Report and Recommendation by the Rules and Regulations Committee on Amendment of the Rules and Regulations of Practice and Procedure

- B. Public Hearing to Consider Amendment of the Rules and Regulations of Practice and Procedure
- C. Adoption of Resolution Amending the Rules and Regulations of Practice and Procedure

X PLANNING MATTERS

- A. Discussion on and Approval of 1985 Reasonable Further Progress Report (1982 Air Quality Plan)

XI 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. Treatment of Existing Multi-Residential and Nonresidential Building Foundations Without Current TRPA Approval
  - 5. Litigation Involving the Truckee River and Lake Tahoe
- 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. Litigation Involving the Truckee River and Lake Tahoe

XII ADMINISTRATIVE MATTERS

- A. Finance Committee Report and Board Action on Recommendations
  - 1. Receipt of the September Financial Statement
  - 2. Approval of Disbursement of Mitigation Funds for Erosion Control Project on D Street, South Lake Tahoe
- B. Recommendation from California Board Members and Governing Board Action on Appointment of Lay Members to Fill Vacancies on the Advisory Planning Commission

XIII 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

XIV CORRESPONDENCE

XV RESOLUTIONS - for Former APC Member Sam McMullen

XVI ADJOURNMENT

---

CONSENT CALENDAR

It is recommended that the following successful land capability challenges be approved with findings:

1. Mr. S. Lane Lewis, 2.4 Acre Parcel, Section 19, T16N, R18E, MDB&M, Bass Avenue, Placer County APN 90-030-08
2. Mr. T. D. Kevin, Lot 4, Block G, Incline Village #4, 572 Tyner Way, Washoe County APN 125-492-25
3. Mr. Frank J. Kornmayer, Lot 51, Tahoe Marina Estates, Fawn Lane, Placer County APN 117-040-34
4. Mr. Alexander Karim, Lot 25, Block J, Incline Village Unit #1, 811 Colleen Court, Washoe County APN 125-221-05
5. Mr. Charles Sutherland, 1 Acre Parcel, Section 11, T14N, R18E, MDB&M, 2019 The Back Road, Douglas County APN 01-050-05
6. Ms. Maxine Davis, Lot 102, Pioneer Village #2, 1455 Friant Drive, El Dorado County APN 25-881-01

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

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

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

(702) 588-4547

## MEMORANDUM

October 14, 1986

To: TRPA Governing Board  
From: The Staff  
Subject: Land Capability Challenges

Resolution No. 86-10, which provides procedures to allow land capability challenges, was passed by the TRPA Governing Board on May 28, 1986. This resolution is in accordance with the Soils Subelement of the Regional Plan (Goal #1, Policy 3).

Land capability challenges have not been processed at TRPA since 1983. Approval of Resolution No. 86-10 gave staff the ability to process the challenges that have been on file since 1983. The staff has contracted with Sid Davis, Professional Soil Scientist, to evaluate soils and provide reports on new land capability challenges.

A formal application form has been developed. The land capability challenges have been processed with the consent of the property owners on the condition that the appropriate fees be paid. The fees are as follows:

Soils Report:	\$ 200
Processing successful challenge to Governing Board:	\$ 100.

The staff recommends approval of the Karim, Kevin and Lewis challenges on the condition that the fees be paid to TRPA. The staff recommends that the other challenges on the consent calendar be continued 30 days.

The result of the soils evaluation by Sid Davis on the Karim property is summarized below. The complete soils report will be handed out at the Governing Board meeting.

The soil reports and staff summaries for the Kevin and Lewis properties are attached.

WM  
10/14/86

CONSENT CALENDAR ITEMS



Memo to the TRPA Governing Board  
Land Capability Challenges  
10/14/86  
Page Two

Alexander Karim  
APN 125-221-05, Lot 25, Block J, Incline Village #1, 811 Colleen Court, Washoe  
County  
Mapped an Umpa (UmE) land capability 3. Soil changed to Tahoma (TaD) land  
capability 6, allowing 30 percent coverage.

10/14/86

CONSENT CALENDAR ITEMS

APN 125-492-25  
TRPA File No. 82294  
Owner - T.D. Kevin  
Lot 4, Block G, Incline Village #4, 572 Tyner Way, Washoe County

### Soils

The soil unit mapped at this site by the Tahoe Basin Area Soil Survey (Rogers, 1974) is Umpa very stony sandy loam, 15-30 percent slopes (map symbol UmE). This soil type is assigned to land capability 3, allowing 5 percent coverage (Bailey, 1974). The UmE soil is developed from hard volcanic parent materials on mountainous uplands and is 20 to 40 inches deep. Umpa soils are characterized by a sandy loam texture throughout the soil profile, numerous surface stones and boulders, and 40 to 70 percent gravels, cobbles, and stones in the subsoil.

Soils on the Kevin parcel were evaluated by Grant Kennedy, Professional Soil Scientist. The soils were found to exhibit characteristics different from the Umpa soils. The soils were deeper, have fewer coarse fragments, and finer textured subsoils than associated with the Umpa soil series. The soils were classified as Jorge-Tahoma very stony sandy loam, 15-30 percent slopes (map symbol JwE). This soil type is assigned a land capability 4, allowing 20 percent coverage.

See attached soil description.

### Slope

The slope was measured at 26 percent across the building site. A map was prepared by William Curtis Architects. This slope is consistent with a JwE, land capability 4.

### Staff Recommendation

The TRPA staff has inspected the Kevin parcel and has found it to be consistent with the above findings. The staff recommends approval of the land capability challenge.

GRANT M. KENNEDY

Consulting Soil Scientist

Specialist In Interpretation of Soil Surveys For All Uses

July 21, 1982 RECEIVED  
BY \_\_\_\_\_

SOIL INVESTIGATION

AUG 21 1982

for

TAHOE REGIONAL

LOT 4, BLOCK G, INCLINE VILLAGE, UNIT NO. PLANNING AGENCY

WASHOE COUNTY, NEVADA

A soil investigation was made for Lot 4, Block G, Incline Village, Unit No. 4, on July 15, 1982. This lot is located on Tynner Way, south of Valley Drive and near the intersection with Alder Court. The study was done at the request of Mr. William Curtis for Mr. and Mrs. Kevin. The objective of this work was to review the soil and other features of this lot and relate them to Land Capability Classification and land coverage as utilized by the Tahoe Regional Planning Agency in the Tahoe Basin.

Lot 4 is shown as being in a delineation of UmE (Umpah very stony sandy loam, 15 to 30 percent slopes) on TRPA soil map sheet G-3 (Crystal Bay).

This lot is situated on a 27 percent south east facing slope. The vegetative cover consists of Jeffrey pine, fir, with an understory of manzanita and bitterbrush. The soils are well drained and there are no stream environment zones associated with this lot. The soils have formed in deep deposits of volcanic rock (chiefly andesite) and sedimentary materials. The surface has a 1 to 2 percent cover of stones and boulders.

The geologic map for the north half of the Tahoe Basin by Mathews shows the lot to be in a delineation of Intra Volcanic-Sedimentary rocks. This site is within the geomorphic unit E-2 (Outwash Till and Lake Deposits) according to Baileys Geomorphic Analysis of the Lake Tahoe Basin.

The soils were inspected on the lot and in nearby road cuts. A soil profile taken on this lot was described in some detail and is representative for the lot, and is comparable to soils in adjacent areas. A description of this profile is attached for reference. The slope was measured with an Abney hand level.

RECEIVED 27 1982

The soils on Lot 4 can be characterized as being deep and permeable. They have a brown slightly acid sandy loam surface and a pinkish gray and reddish yellow medium acid clay loam subsoil. The underlying substrata consists of weathered andesitic rocks and sedimentary materials. Coarse fragments, including gravels, stones and cobblestones, occupy about 15 to 20 percent of the soil volume. These soils are comparable to the Tahoma soil series, as defined in the Tahoe Basin Area Soil Survey. They have nearly the same characteristics and are classified similarly.

The soils on Lot 4 would have a moderately low runoff potential, a moderate relative erosion potential, and a moderate disturbance hazard. These soils have good potential for revegetation where altered.

The results of this study show that the soils on Lot 4, Block G, should be classified differently than the UmE (Umpah very stony sandy loam, 15 to 30 percent slopes) as currently shown on the TRPA map sheet. The soils on this lot are deeper, have fewer coarse fragments, and finer textured subsoils than associated with the Umpah soil series.

The soils on Lot 4 should be considered as being correlated with the Tahoma soil series for Land Capability determination. The Tahoma soils on this lot would be included in a delineation of JwE (Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes) as defined in the Tahoe Basin Area soil survey. This delineation would extend to adjacent areas along Tyner Way to exceed an area of 5 acres in size.

In conclusion, the soils on Lot 4 should be categorized as being within the soil unit JwE. This unit has been included in Land Capability Class 4, and given an allowable 20 percent coverage according to the Land Capability Classification of the Lake Tahoe Basin.

Respectfully submitted,

*Grant M. Kennedy*

GRANT M. KENNEDY  
Certified Professional Soil  
Scientist No. 855

GMK:mv

Attachments

RECEIVED JUL 27 1982

July 15, 1982

LOT 4, BLOCK G, INCLINE VILLAGE, UNIT NO. 4

Representative Soil Profile:

Classification: Ultic Haploxeralfs, fine loamy mixed frigid.

Soil Series: "Tahoma like"

O1 & O2--2 to 0 inches, conifer needles and duff.

A1--0 to 5 inches, brown (7.5YR 5/2) sandy loam, dark brown (7.5YR 3/2) moist; strong fine granular structure; soft, very friable, nonsticky and nonplastic; common fine and medium roots; common fine interstitial pores; slightly acid (pH 6.5); 5 percent stones, 10 percent cobblestones; clear smooth boundary.

B1--5 to 17 inches, pinkish gray (7.5YR 6/2) gravelly sandy loam, brown (7.5YR 4/4) moist; weak fine subangular blocky structure; slightly hard, friable, slightly sticky and nonplastic; many fine to coarse roots; common fine interstitial pores; few thin clay films coating sand grains; medium acid (pH 6.0); 15 percent gravels, 5 percent stones; gradual wavy boundary.

B2lt--17 to 29 inches, pinkish gray (7.5YR 6/2) and strong brown (7.5YR 5/6) sandy clay loam, brown (7.5YR 4/4) moist; moderate medium subangular blocky structure; hard, friable, slightly sticky and slightly plastic; many fine to coarse roots; few fine tubular and interstitial pores; few thin clay films bridging sand grains and coating ped faces; medium acid (pH 6.0); less than 15 percent coarse fragments; gradual wavy boundary.

B22t--24 to 41 inches, reddish yellow (7.5YR 6/6) clay loam, strong brown (7.5YR 4/6) moist; strong medium subangular blocky structure; hard, friable, sticky and plastic; many fine to coarse roots; few fine tubular and interstitial pores; common moderately thick clay films on ped faces; medium acid (pH 6.0); less than 15 percent coarse fragments; gradual wavy boundary.

B3t--41 to 60 inches, reddish yellow (7.5YR 7/8) and (7.5YR 6/6) clay loam, strong brown (7.5YR 5/8) and (7.5YR 4/6) moist;

strong medium subangular blocky structure; hard, friable, sticky and plastic; common fine and medium roots; few fine tubular and interstitial pores; many moderately thick clay films on ped faces; medium acid (pH 6.0); less than 15 percent coarse fragments.

APN 90-030-08

Owner - Lane Lewis

2.4 acre parcel, Section 19, T16N, R18E, MBD&M, Bass Avenue, Placer County.

### Soils

The soil unit mapped at this site by the Tahoe Basin Area Soil Survey (Rogers, 1974) is Umpa very stony sandy loam, 15-30 percent slopes (map symbols UmD and UmE). The UmD soil type is assigned to land capability 5, allowing 25 percent coverage and the UmE soil type is assigned to land capability 3, allowing 5 percent coverage (Bailey, 1974). The UmE soil is developed from hard volcanic parent materials on mountainous uplands and is 20 to 40 inches deep. Umpa soils are characterized by a sandy loam texture throughout the soil profile, numerous surface stones and boulders, and 40 to 70 percent gravels, cobbles, and stones in the subsoil.

Soils on the Lewis parcel were evaluated by Grant Kennedy, Professional Soil Scientist. The soils were found to exhibit characteristics different from the Umpa soils. The soils were deeper, have fewer coarse fragments, and finer textured subsoils than associated with the Umpa soil series. The soils were classified as Jorge-Tahoma very stony sandy loam, 15-30 percent slopes (map symbol JwE). This soil type is assigned a land capability 4, allowing 20 percent coverage.

See attached soil description.

### Slopes

A topographic map was prepared by W.E. Lauderback, Licensed Land Surveyor. The slopes are consistent with a JwE, land capability 4, 15-30 percent slopes. There may be a small portion of the parcel with slopes less than 15 percent.

### Staff Recommendation

The TRPA has inspected the Lewis parcel and has found it to be consistent with the above findings. The staff recommends approval of the land capability challenge.

GRANT M. KENNEL ;

Consulting Soil Scientist

Specialist In Interpretation of Soil Surveys For All Uses

September 5, 1986

Mr. S. Lane Lewis  
P.O. Box 1269  
Kings Beach, CA 95719

Dear Mr. Lewis:

This is in regards to your lot at Kings Beach off Beaver Street. This is shown on Placer County Assessors map as APN 90-030-08. Mr. Lawrence Welch, Professional Soil Scientist, and myself, reviewed this lot with you last Thursday. This letter is to reconfirm our opinion of soil conditions and Land Capability on this lot which we gave you verbally at the end of our visit to the site.

The TRPA map sheet F-4 (Brockaway) shows the parcel as lying within two soil delineations UmD and UmE.

The lot has a fairly good tree canopy mostly of fir with some Jeffrey pine and an understory of Manzanita and other shrubs. Slopes were moderate on the site (less than 20 percent), as indicated by your detailed topographic map. The ground surface has about a 1 to 5 percent stone cover. A hole was excavated on the property to look at the soil. The soil was also examined in nearby cuts along Beaver Street.

The soils are somewhat deeper and have a finer textured subsoil than defined for the Umpa soils delineated as UmD and UmE. The soils on the property and adjacent to it best fit within the Jorge soil series. The lot would be categorized as JwE (Jorge-Tahoma very stony sandy loam, 15 to 30 percent slopes). If the detailed topographic were to show a significant area of slopes less than 15 percent these areas would be classified as JwD (Jorge-Tahoma very stony sandy loam, 2 to 15 percent slopes). The JwE unit is categorized as being within Land Capability Class 4, and the JwD within Class 6.

In conclusion, it appears that the lot would at least be classified as JwE with a Capability District of 4.

Sincerely,

*Grant M. Kennedy*

GRANT M. KENNEDY  
Certified Professional Soil  
Scientist #855

GMK:mv

1316 La Sierra Drive · Sacramento, California 95825 · (916) 482-6887

9



# TAHOE REGIONAL PLANNING AGENCY

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

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

(702) 588-4547

## MEMORANDUM

October 14, 1986

To: TRPA Governing Board

From: Gary D. Midkiff, Assistant Executive Director

Subject: Airport Consensus Status Report

At the October 9-10 meeting of the Airport Consensus Workshop, the group agreed to a procedure and schedule for identifying remaining data needs in areas including air quality, wildlife, economic effects, growth inducement, and cumulative effects. Participants then agreed to incorporate the gathering and analysis of this data into preparation of an EIS on alternative access levels for the future of the airport. The schedule for drafting alternatives to be evaluated, scoping the EIS, preparation, circulation and certification of the EIS calls for completion by May of 1986. If at the end of this process the determination is that additional service at the airport can be accommodated with no significant environmental effects, the process would enable the City, as airport proprietor, to submit an application for approval of additional commercial flights. Other benefits of this EIS include greater knowledge regarding noise and other effects of all activities at the airport now and in the future.

Another key outcome of this month's meetings is formation of a drafting committee to prepare final drafts of all previous agreements of the Airport Consensus Workshop for signoff by the participants. Agreements to be documented include deicing of aircraft, procedure for review of land capability, design of water quality control plan for the airport site, a policy for review of charters, the process for evaluating VMT effects of current and future airport access levels, and relocation of the fuel farm out of the stream zone. While the participants generally agree that no one is bound to any individual element of agreement until a complete package has been worked out, an exception has been made for the charter policy. Once the details in this policy are finalized, an exemption will be sought to implement the policy immediately. This exception will enable all charter operators to be treated equally and provide a mechanism to enable AirCal to compete for charter business.

The workshop scheduled weekly small group meetings to continue efforts to identify data gaps, draft alternatives for the EIS, and scope the EIS. All participants are urged to participate in the small group meetings so that at the next full workshop meeting scheduled for November 14-15 the group can agree to proceed on the proposed schedule.

GDM:jf  
10/14/86

AGENDA ITEM V B.