

**TRPA  
GOVERNING BOARD  
PACKETS**

**JULY  
1988**

July 88  
6B

TAHOE REGIONAL PLANNING AGENCY  
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on July 27, 28 1988, commencing at 9:30 a.m. each day, at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The official agenda is attached hereto and made a part of this notice.

NOTICE IS FURTHER GIVEN that on July 27, 1988, at 8:30 a.m., in the same location, the Finance Committee of said agency will meet to discuss receipt of the June financial statement and a resolution allocating Local Transportation Funds (\$89,397) to El Dorado County..

NOTICE IS FURTHER GIVEN that on July 27, 1988, during the lunch recess, the Rules Committee will meet to discuss the revision of the Agency's Rules of Procedure relating to environmental documentation.

NOTICE IS FURTHER GIVEN that on July 27, 1988, at 9:00 a.m., in the same location, the Retirement Committee will meet to discuss and act on the following: 1) designation of a new employee representative to the Retirement Committee; and 2) requests for retirement fund disbursements for former employees.

Date: July 18, 1988

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  
Zephyr Cove, Round Hill, Nevada

July 27, 1988 9:30 a.m.  
July 28, 1988 9:30 a.m.

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OFFICIAL AGENDA

- I PLEDGE OF ALLEGIANCE
- II ROLL CALL AND DETERMINATION OF QUORUM
- III APPROVAL OF MINUTES
- IV APPROVAL OF AGENDA
- V CONSENT CALENDAR (see next to last page)
- VI PROJECT REVIEW
  - A. McBride, New Single Family Dwelling, 8869 Salmon Avenue, APN 90-126-40, Placer County
  - B. Grace Fellowship Church, New Church, 1325 Herbert Avenue, City of South Lake Tahoe, APN 25-021-36, El Dorado County
  - C. Nagy/Zucca, New Multiple Use Residential Pier, 2140 and 2050 North Lake Boulevard, APNs 94-140-33 and -34, Placer County
  - D. U.S. Forest Service, Structural Fish Habitat, Meeks Creek, APN 100-00/88-6, El Dorado County
- VII PUBLIC HEARING AND ADOPTION OF ORDINANCES/RESOLUTIONS
  - A. Amendment of the Water Quality Management Plan (Section 208 of the Clean Water Act) - Public Hearing Only
  - B. Draft EIS for Amendment of Water Quality Management Plan (see item A) - Public Hearing Only
- VIII APPEALS
  - A. Vitto, Appeal of Staff Denial of Single Family Residential Foundation Exemption, APN 05-150-08, Douglas County
- IX PLANNING MATTERS
  - A. Discussion and Action on Code Interpretation No. 1987-11, Banking of Development and Allocations
  - B. Approval of TRPA Comments on Caltrans 1988 Proposed State Transportation Improvement Program (PSTIP)

X ADMINISTRATIVE MATTERS

- A. Assignment of Board Members to the Finance and Rules Committees in Compliance With Rules of Procedure
- B. Review of Accomplishments of Program of Work for FY 1987-88
- C. Discussion and Action on Annual Plan of Work for FY 1988-89
- D. Discussion on Tree Mortality in the Basin
- E. Discussion on Fish Smell of Water at North Shore

XI REPORTS

- A. Finance Committee Report and Board Action on Recommendations
  - 1. Receipt of the June Financial Statement
- B. Legal Committee Report and Board Action on Recommendations
  - 1. TRPA v. Davis
- C. Retirement Committee Report and Board Action on Recommendations
  - 1. Designation of New Employee Representative to Retirement Committee
- D. Executive Director
  - 1. Status Report on Projects Reviewed at Staff Level and on Emergency Permits Issued by Executive Director
  - 2. Status Report on Code Interpretations Made by Executive Director
  - 3. Status Report on Progress Under the Individual Parcel Evaluation System
  - 4. Status Report on Commercial Allocation Use in the Tahoe Basin
  - 5. Status Report on Tahoe Keys Transfer of Coverage Program
  - 6. Other
- F. Agency Counsel
- G. Governing Board Members

XII PUBLIC INTEREST COMMENTS

XIII ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommended Action</u>
1. Lakeview Pizza and Spirits, Commercial Expansion and Allocation of Additional Floor Area, 7081 North Lake Boulevard, Tahoe Vista, APN 117-100-26, Placer County	Approval With Findings And Conditions
2. Caltrans, Rubicon Erosion Control Project and Curve Correction, From Postmile 21.8 to Postmile 22.9, Highway 89, APN 520-200-00/88-3, El Dorado County	Approval With Findings And Conditions
3. Elston, New Residential Pier, APN 91-174-03, Placer County	Approval With Findings And Conditions
4. Carson, New Residential Pier, APN 16-131-04, El Dorado County	Approval With Findings And Conditions
5. St. Patricks Episcopal Church, New Church, Village Boulevard, Incline Village, APNs 132-011-05 and -06, Washoe County	Approval With Findings And Conditions
6. Heavenly Valley Ski Area, Olympic Lift Relocation, APNs 580-100-00/88-5, Douglas County	Approval With Findings And Conditions
7. Hill, Residential Pier and Boathouse Reconstruction, 5672 North Lake Boulevard, APN 116-100-04, Placer County	Approval With Findings And Conditions
8. Donovan Davis/Murray Smith, New Multiple Use Residential Pier, Recognition of Facilities as Multiple-Use, 8201, 8193 and 8197 Meeks Bay Avenue, APN 016-051-04, -32 and -33, El Dorado County	Approval With Findings And Conditions
9. U.S. Forest Service, Tahoe Rim Trail, New Trail - Segment 13, APN 550-100-00/88-1, Carson County	Approval With Findings and Conditions
10. Tahoe Tree Company, Commercial Expansion and Allocation of Additional Floor Area, APN 94-200-25, Placer County	Approval With Findings And Conditions
11. Resolution Allocating Local Transportation Funds to El Dorado County (\$89,397)	Approval
12. Authorization for Executive Director to Execute Shorezone Fish Study Agreements	Approval

Consent Calendar (continued)

Successful Land Capability Challenges:

Approval With Findings

13. LaFerriere, APN 90-072-25, Kings Beach, Placer County
14. Lucchi, APN 125-141-27, Incline Village, Washoe County
15. Covich, APN 93-180-02, Tahoe City, Placer County
16. Kaufman, APN 93-094-11, Dollar Point, Placer County
17. Dodds, APN 91-164-19, Ridgewood Tract, Placer County
18. Ow-Wing, APN 93-082-06, Dollar Point, Placer County

These consent calendar items are expected to be routine and noncontroversial. They will be acted upon by the Governing Board at one time without discussion. If any Governing Board member or noticed affected property owner requests that an item be removed from the consent calendar, it will be taken up separately under the appropriate agenda category.

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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

Project Name: McBride New Single Family Dwelling

Application Type: Residential Single Family Dwelling

Applicant: Robert and Marilyn McBride

Location: Lots 31 and 32, Brockway Vista Subdivision, 8689 Salmon Avenue,  
Placer County

Assessor's Parcel Number/Project Number: 90-126-40

Project Description: The project is construction of a new single family dwelling. Proposed coverage of 1,448 square feet will include the dwelling, a small entry porch, and a paved driveway. The project area is 5,838 square feet. Footings were installed after the original permit had expired and therefore the construction was a violation of the TRPA Code. After a Stop Work Order was posted the owner was instructed to obtain an allocation from Placer County and submit an application to TRPA. A 1987 allocation has been obtained from Placer County.

Site Description: The project area consists of lot 32, and a portion of lot 31. The lots have not yet been consolidated. The surrounding neighborhood, located one block from California State Highway 28, is a mix of multi-residential, mobile home parks, single family residential, and commercial uses. The north side of Salmon Avenue is dominated by multi-residential and single family residential land uses. Land use on the south side of Salmon Avenue consists of commercial retail, and professional offices, and multi-residential dwellings. Soils on the lot are partially compacted and the understory has been largely removed. The footings have already been installed.

Review Per Code:

Chapter 4	Project Review	Chapter 36	Interim Single Family Review System
Chapter 6	Findings	Chapter 64	Grading Standards
Chapter 13	Plan Area Statements	Chapter 65	Vegetation Protection During Construction
Chapter 18	Permissible Uses	Chapter 71	Tree Removal
Chapter 20	Land Coverage	Chapter 77	Revegetation
Chapter 21	Density	Chapter 82	Water Quality Mitigation
Chapter 22	Height Standards	Chapter 91	Air Quality Control
Chapter 24	Parking Standards	Chapter 93	Traffic and Air Quality Mitigation
Chapter 25	Best Management Practices		
Chapter 30	Design Standards		
Chapter 33	Allocation of Development		

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AGENDA ITEM VI A.

Staff Analysis:

- A. Environmental Documentation: TRPA staff has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be available at the Governing Board hearing and at TRPA. A sample IEC is attached to each Governing Board packet for reference.
- B. Plan Area Statement: The project is located within Plan Area Statement 029, Kings Beach Commercial. The Land Use Classification is Commercial/Public Service and the Management Strategy is Redirection. Agency staff has reviewed the subject Plan Area Statement and has identified that single family dwellings are a Special Use in the area and the following items (underlined) as being applicable to the project. Following each item is a brief statement addressing consistency.
1. Planning Statement: This area should continue to serve the regional tourist and commercial needs of the North Shore. The area should be redeveloped to concentrate commercial use, restore Stream Environment Zones (SEZ), and increase shorezone access. The overall planning goal is to provide an attractive destination resort community.
  2. Planning Considerations: 1) The commercial development needs to be upgraded and revitalized; and 2) The commercial development is a "strip" and the four-lane highway has adversely affected the character of the community.
  3. Special Policies: If and when a redevelopment agency is created, this PAS should be considered by the TRPA for a specific designation as eligible for redevelopment plans.
- C. Land Capability District/Land Coverage:
1. Land Capability District: The land capability of the project area is class 5. The total project area is 5,840 square feet.
  2. Existing Coverage: None
  3. Proposed Coverage:

Buildings	924 square feet
Paving	480 square feet
Other	<u>36 square feet</u>
Total	1,440 square feet



4. Allowed Coverage:

Class 5 Area (sq.ft.)	<u>1,460 square feet</u>
Total	1,460 square feet

D. Structure Height:

Proposed Maximum Height	27 feet
Allowed Maximum Height	31 feet, 8 inches

F. Development Rights and Allocations: This parcel is on Land Capability District 5 and is within a Community Plan boundary. A 1987 Placer County Allocation has been obtained. A development right has not yet been obtained. A condition will be placed upon the project that requires the transfer of a development right to the proposed project parcel prior to commencement of construction.

E. Required Findings: The following is a list of the required findings as set forth in Chapter(s) 6 and 18 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the required finding may be made.

1. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and Maps, the Code and other TRPA plans and programs.

- a. Land Use: Single family dwelling is a Special Use in this plan area. Required findings are addressed in findings 4, 5, and 6 below. The project is contrary to the land use classification and the management strategy. (see page 2, Staff Analysis). However, the immediate neighborhood consists of multi-family and single family residential units. A need for better quality residential units exists in this area.
- b. Transportation: The project will generate 10 additional daily vehicle trips which is considered an insignificant increase. Parking will comply with Chapter 24 and the applicable Interim Rules.
- c. Conservation: New land coverage will be mitigated with the water quality mitigation fee and Best Management Practices.
- e. Public Services and Facilities: Adequate basic services are available to the project site.

2. The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for which this finding can be made is provided on the checklist entitled "Checklist: Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Governing Board hearing and at TRPA. A sample checklist is attached to each Governing Board hearing packet for reference.

3. Wherever Federal, State, or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the TRPA Compact, the project meets or exceeds such standards.

The basis for which this finding can be made is provided in the checklist entitled "Checklist: Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Governing Board hearing and at TRPA. A sample checklist is attached to each Governing Board hearing packet for reference.

4. The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The proposed new single family dwelling is immediately bounded by lots with multi-family residential and single family residential uses upon them. Land use on the opposite side of Salmon Avenue is mixed commercial and residential/multi-residential.

5. The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant's property and that of surrounding property owners.

The project is a single family dwelling with coverage and structural design in accordance with the requirements of the TRPA Code. The neighborhood is dominated by multi-family and single family residences. No unusual features are anticipated that would disrupt the existing character of land use in the area. An apparent need for better quality housing exists in the area.

6. The project to which the use pertains will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable PAS, community plan, and specific or master plan, as the case may be.

As mentioned previously in the findings, the proposed project is contrary to the Management Strategy, Land Use Classification, and is also contrary to the Planning Statement. However, the project will not change the character of the existing neighborhood, which is predominantly multi-family and single family residences.

Required Actions and Findings: Agency staff recommends that, the Governing Board approve the project by making the following motions and findings:

- I. A motion, based upon the staff summary, for a finding of no significant environmental effect with direction to staff to prepare the necessary certification documents to be included with the permit and for the following findings:
  1. The project is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code of Ordinances and other TRPA plans and programs.
  2. The project will not cause the environmental threshold carrying capacities to be exceeded.
  3. Wherever Federal, State, or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the TRPA Compact, the project meets or exceeds such standards.
  4. The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.
  5. The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant's property and that of surrounding property owners.

6. The project to which the use pertains will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable PAS, community plan, and specific or master plan, as the case may be.

II. A motion to approve the project, based upon the staff summary, subject to the following conditions:

1. The Standard Conditions of Approval listed in Attachment R
2. The following special conditions of approval:
  - a. The applicant shall submit evidence prior to construction that lot 32 and the portion of lot 31 have been legally consolidated to form the parcel number 90-126-40.
  - b. The applicant shall submit a revegetation or landscaping plan in accordance with Chapter 77, TRPA Code of Ordinances.
  - c. A water quality mitigation fee of \$417 is required under condition a.4. of the Standard Conditions of Approval (Attachment R).
  - d. The amount of security required under Condition A.3 of the Standard Conditions of Approval (Attachment R) is \$2,500.
  - e. The site plan shall be revised to show the correct Assessor's Parcel Number (APN 90-126-40) and to show a 3% slope across the driveway towards the infiltration trench.
  - f. The applicant shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall detail all items of construction and include completion dates for each item of construction as well as BMP installations for the entire project area.
  - g. Any construction activities creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 a.m. and 6:30 p.m.
  - h. Prior to commencement of construction the applicant shall transfer a residential development right to parcel number 90-126-40 in accordance with Chapter 34, TRPA Code of Ordinances and as approved by TRPA and affected local governments.

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Project Name: Grace Fellowship Church

Application Type: Public Service

Applicant: Betty Orr and John Michelsen

Applicant Representative: Gary Schnakenberg

Location: 1325 Herbert Avenue, South Lake Tahoe, El Dorado County

Assessor's Parcel Number/Project Number: 25-021-36

Project Description: The applicant proposes to construct a 6,276 square foot church building, 1,060 square feet of concrete walkways, and 23,672 square feet of paved parking lot and driveway. The proposed church will contain an office, study rooms, restrooms, and a sanctuary.

Site Description: The project area consists of one heavily forested parcel totaling 5.05 acres in size. Currently, an existing single family dwelling foundation and dirt roadway totaling 8,384 square feet of impervious coverage are located on the project parcel.

Review Per Code:

Chapter 4 - Project Review	Chapter 33 - Allocation of Development
Chapter 5 - Environmental Documentation	Chapter 38 - Tracking Statements
Chapter 6 - Findings	Chapter 62 - Grading and Construction Schedules
Chapter 18 - Permissible Uses	Chapter 64 - Grading Standards
Chapter 20 - Land Coverage	Chapter 65 - Vegetation Protection
Chapter 21 - Density	Chapter 77 - Revegetation
Chapter 22 - Height Standards	Chapter 81 - Water Quality Control
Chapter 24 - Parking Standards (Interim Rules)	Chapter 82 - Water Quality Mitigation
Chapter 25 - Best Management Practices	Chapter 91 - Air Quality Control
Chapter 27 - Basic Services	Chapter 93 - Air Quality Mitigation
Chapter 30 - Design Standards	
Chapter 32 - Regional Plan and Threshold Review	

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be made available at the Governing Board hearing and at TRPA. A sample IEC is attached to each Governing Board Packet for reference.

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AGENDA ITEM VI B.

B. Plan Area Statement:

The project is located within Plan Area Statement 094, Glenwood. The Land Use Classification is Residential and the Management Strategy is Mitigation. The Plan Area Statement lists the proposed use as a Special Use. The required findings to approve a special use are addressed below in this staff summary under Section F, Required Findings. Agency staff has reviewed the subject Plan Area Statement and has determined that none of the special policies, planning considerations, or planning statements are applicable to the project.

C. Land Capability District/Land Coverage: The project area consists of 208,979 square feet of class 5 and 10,999 square feet of class 6 land capability for a total site area of 219,978 square feet. The proposed church and parking area will all be located within land capability district 5.

1. <u>Existing Coverage:</u>	<u>Land Capability 5</u>	<u>Land Capability 6</u>
Buildings:	2,170 sq. ft.	0 sq. ft.
Dirt Road	<u>6,214</u>	<u>0</u>
Total:	8,384 sq. ft.	0 sq. ft.

2. <u>Proposed Coverage:</u>		
Buildings	6,576 sq. ft.	0 sq. ft.
Paving	23,672	0
Walks	1,060	0
Offsite (public right of way)	<u>280</u>	<u>0 sq. ft.</u>
Total:	31,588 sq. ft.	0 sq. ft.

3. <u>Allowed Coverage:</u>	
Class 5 area	52,245 sq. ft.
Class 6 area	<u>3,300 sq. ft.</u>
Total:	55,545 sq. ft.

D. Structure Height:

Proposed Maximum Height	26' 6"
Allowed Maximum Height	30' 6"

7/11/88

AGENDA ITEM VI B.

E. On-Site Parking:

Required by interim rules	-	42 spaces
Proposed parking	-	51 spaces (9.5' x 20')

F. Required Findings:

The following is a list of the required findings as set forth in Chapter(s) 6 and 18 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the required finding may be made.

1. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and Maps, the Code and other TRPA plans and programs.
  - a. Land Use: Churches are a special use in this plan area, and the required findings to approve a special use are addressed in findings 4, 5 and 6 below. The project is consistent with the planning statement, planning considerations and special policies. The entire project area will be retrofitted with all required water quality improvements in accordance with Chapter 25 (Best Management Practices) of the TRPA Code.
  - b. Transportation: Based on staff's review of the TRPA trip table and information provided by the applicant, the project will generate 98 daily vehicle trip ends. This is considered an insignificant increase in terms of localized impacts. In order to offset the regional and cumulative air quality impacts of the project, an air quality mitigation fee of \$1,000 shall be required.
  - c. Conservation: The project complies with all land capability and coverage requirements, includes provisions for landscaping and protection of existing vegetation, and complies with all applicable standards pertaining to scenic quality and energy conservation.
  - d. Recreation: The project will not impact recreation in the Tahoe Basin and is consistent with the Recreation Element of the Regional Plan.
  - e. Public Services and Facilities: The project can be adequately served by existing public services and facilities as indicated on the Initial Environmental Checklist and supporting documentation.
  - f. Implementation: The project does not require any new development allocations nor is it considered to be "additional" public service facilities. As such, the project is consistent with the Implementation Element of the Regional Plan.