

**TRPA  
GOVERNING BOARD  
PACKETS**

**AUGUST  
1990**

August 6B

1990

Counter

TAHOE REGIONAL PLANNING AGENCY  
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on August 22 and 23, 1990, commencing at 9:30 a.m. on the 22nd and at 8:30 a.m. on the 23rd, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The August 22 session will take place in the Kingsbury Room of the Lakeside Inn and Casino, Kingsbury Grade at Highway 50 in Stateline, Nevada (phone 702-588-7777). The August 23 session will take place at the TRPA office, 195 U.S. Highway 50, Zephyr Cove, Nevada. The official agenda is attached hereto and made a part of this notice.

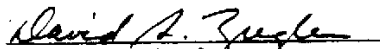
NOTICE IS FURTHER GIVEN that on August 22, 1990, at 8:30 a.m., in the Lakeside Inn and Casino, the Finance Committee will meet to discuss receipt of the July financial statement, the status report on state appropriations for FY 90-91, errors and omissions insurance coverage and cost, amendments to the FY 90-91 operating budget, budget submittals to California and Nevada for FYs 91-92 and 92-93, programming of UMTA Section 18 funds for Placer County, allocation of Local Transportation Funds to El Dorado County, release of water quality mitigation funds to Washoe County and to Douglas County.

NOTICE IS FURTHER GIVEN that on August 22, 1990 at 8:30 a.m. in the Lakeside Inn and Casino, the Legal Committee will meet on settlement of TRPA v. Sahadi (Fleur du Lac), settlement of TRPA v. Williamson, and the ruling in Tahoe Sierra Preservation Council v. TRPA.

NOTICE IS FURTHER GIVEN that on August 22, 1990 during the lunch recess at the Lakeside Inn and Casino the Rules Committee will meet to discuss Article VII (Advisory Planning Commission) and Article VIII (Conflict of Interest) of the Rules of Procedure.

NOTICE IS FURTHER GIVEN that on August 22, 1990 during the lunch recess at the Lakeside Inn and Casino the Retirement Committee will meet to act on return of retirement funds to former employees (Brandi Baird, Mike Dill, Susie Dillingham, Tammy Holt, and Dora Leung).

Date: August 14, 1990

  
David S. Ziegler  
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.

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California.

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

Lakeside Inn and Casino, Kingsbury Grade  
at Highway 50, Stateline, Nevada

August 22, 1990 9:30 a.m.

TRPA Office, 195 U.S. Highway 50, Zephyr  
Cove, Nevada

August 23, 1990 8:30 a.m.

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All items are action items unless otherwise noted.

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 page 3)

VI PROJECT REVIEW

Page

- A. Incline Village Community Center, Washoe County APNs 127-040-07,  
127-030-02, 127-030-15/16 and 131-024-01 (This item will be acted 76-92  
on after action on agenda items VII A. and B.)

VII PUBLIC HEARING AND ADOPTION OF ORDINANCES AND RESOLUTIONS

- A. Certification of the EIS for the Incline Village Community Center - 93  
1:30 p.m., Wednesday, August 22
- B. Amendment of the Public Services Facility List 94-98  
1990-1994 for Incline Village Community Center
- C. Amendment of the Land Capability Map, U.S. Forest Service, Camp 99-121  
Richardson, State Highway 89, El Dorado County
- D. Amendment of Chapter 4, Project Review and Exempt Activities, to Adopt 122-131  
MOU Between TRPA and the Nevada Department of Transportation
- E. Amendment of Chapters 2, 4, and 54 to Implement the Recommendations of  
the Report Entitled, "Littoral Structure and Its Effects on the Fish  
Community of Lake Tahoe" and Staff Recommendations in Regards to 131-162  
Dredging and Setback Lines; Amendment of the Prime Fish Habitat Maps
- F. Resolution to Allocate Local Transportation Funds to El Dorado County 163-167
- G. Unmet Transit Needs Hearing for El Dorado County 168-171

H. Amendment of Chapter 33 to Extend the Date  
for Election of Conversion of Use Deadline

172-178

I. Approval of Elk Point Master Plan (to be continued  
to September at the request of the applicant)

VIII APPEAL

A. Bank of Stockton, Appeal of Staff Determination on  
Expiration of Use, Douglas County APN 11-070-16

179-199

B. Suitum, Appeal of IPES Score, Washoe County APN 130-211-31  
11:00 a.m. Wednesday, August 22

200-205

IX PLANNING MATTERS

A. Harvesting of Dead and Diseased Timber on Private Lands -  
Presentation by Norman Livermore - 11:30 a.m., Wednesday, August 22

B. Draft Report: California Transportation Directions  
2010 - Mobility, Report by Roger Imsdahl, Placer County

206-210

C. Amendments to the Regional Plan to Encourage Boat  
Storage Facilities To Be Located Out of the Shoreline Area

211-212

D. Report on and Discussion of Code Interpretation 1988-4, Expansion  
of Existing Shorezone Structures Lakeward of High Water

213

X COMMITTEE RECOMMENDATIONS AND BOARD ACTION

A. Finance Committee

1. Receipt of the July Financial Statements
2. Errors and Omissions Insurance and Cost
3. Amendments to the FY 90-91 Operating Budget
4. Budget Submittals to California and Nevada  
for FYs 91-92 and 92-93

214

B. Legal Committee

1. Settlement of TRPA v. Sahadi (Fleur du Lac)
2. Settlement of TRPA v. Williamson
3. Consideration of Ruling in Tahoe Sierra  
Preservation Council v. TRPA

- C. Rules Committee on the Rules of Procedure
  - 1. Article VII (Advisory Planning Commission)
  - 2. Article VIII (Conflict of Interest)

215-219

D. Retirement Committee Report

XI REPORTS

A. Executive Director

- 1. Status Report on Processed Projects
- 2. Movement of the IPES Line (No Action)
- 3. Status Report and Board Action, If Necessary, on Code Interpretations Made by Executive Director
- 4. Establishment of Community Planning Team Task Force
- 5. Other (No Action)

220-222

B. Agency Counsel (No Action)

C. Governing Board Members (No Action)

XII PUBLIC INTEREST COMMENTS (No Action)

XIII ADJOURNMENT

CONSENT CALENDAR

<u>Items</u>	<u>Recommended Action</u>	<u>Page</u>
1. Tahoe Vista Inn, Buoy Field Expansion, Placer County APN 117-110-14	Approval With Findings And Conditions	1-8
2. John Scully, Resolution of Enforcement Action, Placer County APN 83-162-31	Approval With Conditions	9-11
3. Programming of UMTA Section 18 Funds for Placer County	Adoption of Resolution	12-13
4. Zephyr Cove Resort, Pier Expansion, Douglas County APN 05-010-03	Approval With Findings And Conditions	14-29

- |  |                                       |       |
|--|---------------------------------------|-------|
| 5. High Sierra Casino/Hotel, Exterior Renovation, Douglas County APN 07-140-08   | Approval With Findings And Conditions | 30-42 |
| 6. Release of Water Quality Mitigation Funds (\$62,000) to Washoe County for IVGID Contract No. 3  | Approval                              | 43-44 |
| 7. Release of Water Quality Mitigation Funds (\$95,825) to Douglas County  | Approval                              | 45-46 |
| 8. U.S. Forest Service, Brockway Salvage Timber Sale, File #580-103-90, Placer County  | Approval With Conditions              | 47-53 |
| 9. Wells Fargo Bank/Briggs Trust, Completed Land Capability Challenge, 2499 West Lake Boulevard, Placer County APNs 084-010-07, 084-121-01, 084-191-01 | Approval                              | 54-75 |

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. The special use determinations will be removed from the calendar at the request of any member of the public and taken up separately. If any Governing Board member or noticed affected property owner requests that any item be removed from the consent calendar, it will be taken up separately under the appropriate agenda category.

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.

- Article III(g) Public Law 96-551

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Project Name: Tahoe Vista Inn Buoy Field Expansion.

Application Type: Temporary Shorezone Structures/Recognition of Multiple-Use.

Applicant: Tahoe Vista Inn and Marina, Inc., Mr. A.J. Barford.

Applicant's Representative: Leah Kaufman.

Agency Planner: Jim Hamilton.

Location: Tahoe Vista Inn, Tahoe Vista, Placer County.

Assessor's Parcel Number/ Project Number: 117-110-14.

Project Description: The applicant proposes to add 9 temporary buoys to an existing buoy field pursuant to Chapter 7 of the Code. A total of 27 buoys would comprise the buoy field. The buoy field would be located at 50 foot spacing in accordance with U.S. Army Corps of Engineers' regulations. The most lakeward row of buoys would be located 408 feet lakeward of the highwater line. This is consistent with subparagraph 54.6.A(5) of the TRPA Code for facilities recognized as multiple-use pursuant to Section 54.8 of the Code.

The marina currently has approximately 12 mooring slips which are unusable because of the low water level of Lake Tahoe. To avoid the alternative of dredging, the applicant wishes to add the 9 additional mooring buoys on a temporary basis. The buoys will be removed during the period of October 15, 1990 through May 1, 1991. The applicant will be required to receive a six month extension of the permit for the temporary buoys prior to expiration of the approval should he wish to reinstall them on May 1, 1991. The applicant may choose to apply for a permanent use permit prior to expiration of the temporary structure approval should the lake level prevent use of the marina facilities beyond the one year temporary permit.

Site Description: The marina is a multiple use recreational facility open to the public. Improvements on the property include an 1100 square foot restaurant (Captain Jon's), 1000 square foot lounge, and seven tourist accommodation units (Tahoe Vista Inn). Improvements in the backshore consist of a pier, boat ramp, and three floating docks. This area of foreshore has a sandy bottom, and is not considered fish habitat.

Issues: The proposed project involves the addition of 9 new temporary buoys and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code.

Staff Analysis:



- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC). 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 IEC will be made available at the Governing Board hearing and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 022, Tahoe Vista, Commercial. The Land Use Classification is Tourist and the Management Strategy is Redirection. Agency staff has reviewed the Plan Area Statement and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. The proposed activity is designated as an allowed use in this Plan Area.
- C. Land Coverage:
1. Land Capability District:  
  
The mapped land capability of the project area is class 5 and backshore. The total project area is approximately 18,459 square feet in size.
  2. Existing Coverage: APN 97-164-64  
  

Buildings	7,821 square feet
Paving	8,592 square feet
Other	<u>1,357 square feet</u>
TOTAL:	17,770 square feet
  3. Proposed Coverage:  
  

Buildings	7,821 square feet
Paving	8,592 square feet
Other	<u>1,357 square feet</u>
TOTAL:	17,770 square feet
  4. Allowed Coverage: To be determined based upon submittal of the final plans which will delineate land capability district 5 and backshore areas and their respective coverages.
- D. Shorezone Tolerance District: The subject parcel is located within Shorezone Tolerance District 6. The project, as proposed complies with the shorezone tolerance district standards.
- E. Location for Mooring Buoys: The applicant proposes that TRPA waive the maximum two mooring buoys per littoral parcel standard and the maximum 350 foot lakeward from highwater line placement standard as provided in Section 54.8.B of the TRPA Code of Ordinances for facilities recognized by the Governing Board as multiple use.

- F. Recognition of Multiple-Use Facility. By approving the project, the TRPA Governing Board shall be recognizing the facility as multiple-use. The buoy field shall be utilized by the guests of the Tahoe Vista Inn and Marina (APN 117-110-14) and Captain Jon's Restaurant. Guests shall have physical access to the buoy field.
- H. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 50, and 52 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: The applicants will be required to apply BMPs to the project area. This project will not affect the allowed land use on this site. Buoys are allowed accessory structures in the Plan Area for this property.
    - b. Transportation: This buoy field will have no adverse impact on transportation in the Lake Tahoe Basin.
    - c. Conservation: The project, as conditioned, is consistent with the fisheries, shorezone, and scenic subelements of the Conservation Element of the Goals and Policies. The project is located in Scenic Shoreline Unit 21 which has an acceptable scenic rating. Because of the limited duration of the project and the fact that the proposed buoys will be placed as part of an existing buoy field, staff has determined that the location, color and design of the buoy field will not degrade the shoreline scenic rating. Fisheries are discussed further in finding 4, below.
    - d. Recreation: This project will not adversely impact public recreation on Lake Tahoe. In addition, the project will not interfere with public access along the shoreline and is consistent with the Recreation Element of the Goals and Policies.
    - e. Public Services and Facilities: This project does not affect public services or facilities in the Lake Tahoe Basin.
    - f. Implementation: This project is consistent with the Implementation Element of the Goals and Policies.
  2. The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding 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.

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.

(Refer to paragraph 2, above.)

4. This project will not adversely impact: (1) littoral processes; (2) fish spawning; (3) backshore stability; and (4) on-shore wildlife habitat, including wildfowl nesting areas.

The proposed buoy field expansion will not impact littoral processes. The proposed project is not located in any fish habitat area as mapped on TRPA's adopted Fish Habitat Maps, and the TRPA staff biologist has concurred with this finding. No onshore wildlife habitat is identified for this area on TRPA's adopted Special Interest Species Maps.

5. There are sufficient accessory facilities to accommodate the project.

The project involves the placement of accessory structures to an allowed use and the primary use facilities as represented by the applicant, are capable of accommodating the proposed project.

6. The project is compatible with existing shorezone and lakezone uses or structures on, or in the immediate vicinity of, the littoral parcel; or that modifications of such existing uses or structures will be undertaken to assure compatibility.

The project is a compatible accessory use to an allowed use and is compatible with other accessory uses (buoys) in the vicinity.

7. The use proposed in the foreshore or nearshore is water-dependent.

This buoy field is located in the foreshore and nearshore of Lake Tahoe and is water-dependent.

8. Measures will be taken to prevent spills or discharges of hazardous materials.

This approval prohibits the use of spray painting and the use of tributyltin (TBT).

9. Construction and access techniques will be used to minimize disturbance to ground and vegetation.

The applicant shall not be permitted to store construction materials on the beach. Installation of the buoys will be via barge from Lake Tahoe. Disturbance to ground or vegetation shall be prohibited.

10. The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters.

Based on the available information staff has determined that the proposed temporary buoy field expansion will not impact navigation on Lake Tahoe, or create a threat to public safety. This project must also be reviewed by the California State Lands Commission, the Lahontan Regional Water Quality Control Board, and the U.S. Army Corps of Engineers. These agencies typically make their own public safety findings in addition to TRPA's.

11. TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA prior to action being taken on this project.

This project must receive approval from the California State Lands Commission, the U.S. Army Corps of Engineers, Lahontan Regional Water Quality Control Board, and California Fish and Game prior to TRPA acknowledgment of the permit. Comments from the above agencies were solicited as part of the review of this project. No adverse comments were received from any of the above agencies.

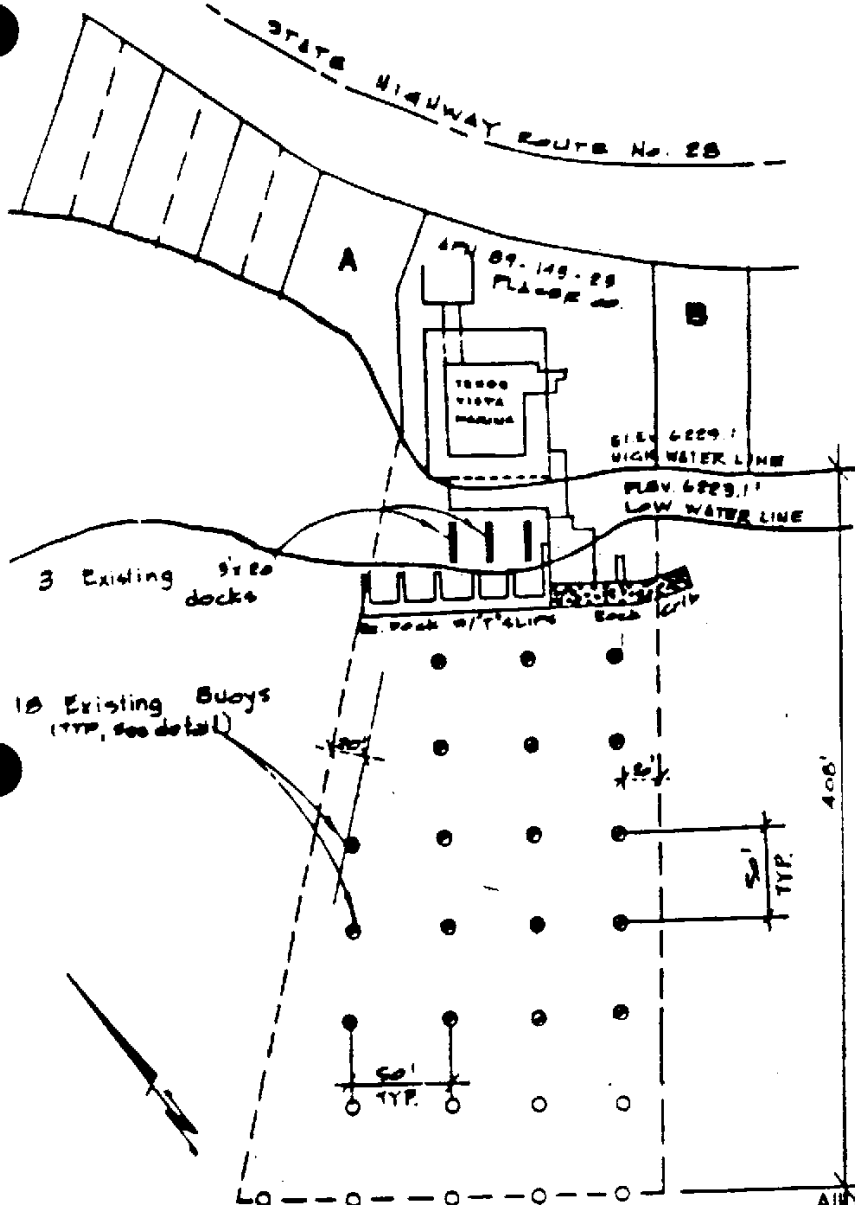
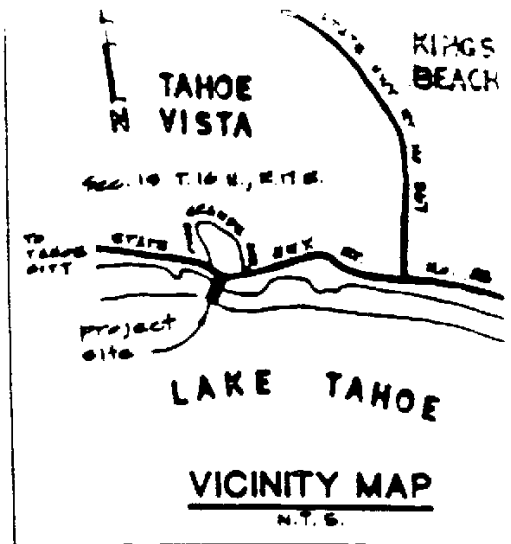
- I. Required Actions and Findings: Agency staff recommends that the Governing Board approve the project by making the following motions and findings based on this staff summary and the evidence contained in the record:
- I. A motion based on this staff summary, for the findings contained in Section H above, and a finding of no significant environmental effect.
- II. A motion to approve the project, based on the staff summary, subject to the following conditions:
1. The Standard Conditions of Approval listed in Attachment S.
  2. Prior to commencement of construction, the following special conditions of approval must be satisfied.
    - (a) The site plan for the subject parcel shall include:
      - (i) Allowable land coverage for each land capability district, including backshore area.
      - (ii) Existing land coverage for each land capability district, including backshore area.

- (iii) The site plan shall be revised to accurately reflect the configuration of existing coverage on the parcel.
  - (b) Land capability district and backshore boundaries.
  - c. The final plans shall have notes indicating conformance to the following design standard for buoys:
  - d. Mooring buoys shall comply with the construction specifications set forth in the California Waterway Marking System or as otherwise recommended by the U.S. Army Corps of Engineers or Coast Guard.
  - e. Final construction drawings shall conform to all the applicable design standards of Section 54.6.B, TRPA Code of Ordinances, and all other applicable TRPA design standards.
  - f. The applicant shall obtain all required approvals from the U.S. Army Corps of Engineers, California Department of Fish and Game, and the California State Lands for this project.
  - g. The applicant shall submit three sets of final construction drawings and site plans to TRPA.
  - h. A security in the amount of \$5,000 dollars shall be collected to insure removal of the buoys upon expiration of the temporary use permit.
- (3) This permit is valid for a period not to exceed six months from the date of approval with the potential for one six month extension.
  - (4) This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
  - (5) Disturbance of the lake bed materials shall be kept to the minimum necessary for project construction.
  - (6) The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project site and deposited only at approved points of disposal.
  - (7) The buoys shall be removed and their chains dropped to the lake bottom during the period from October 15 through May 1.
  - (8) The buoys are approved for the exclusive use of the guests of the Tahoe Vista Inn and Marina/Captain Jon's Restaurant only.

- (9) No buoy shall be placed closer than 20 feet from the extended property lines, measured at right angles to shoreline.

PLANNING & CONSULTING SERVICES

Post Office Box 255 □ Carnelian Bay, California 95711 (916) 546-4240



ADJACENT PROPERTY OWNERS

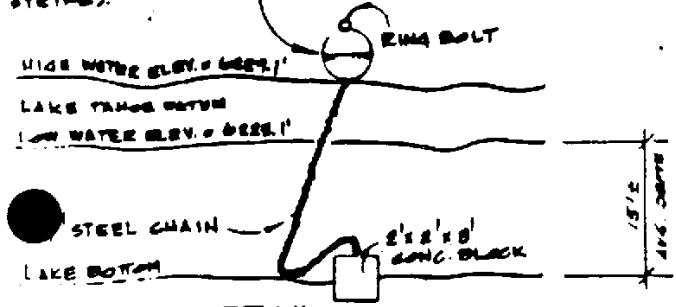
- A 117-110-13 BARBARA MULVANY  
P.O. BOX 310  
TAHOE VISTA, CA 95732
- B 117-110-15 JEAN DUFAU  
P.O. BOX 566  
TAHOE VISTA, CA 95732

NOTE:  
FLATS TO BE REMOVED FROM LAKE AND STORED ABOVE THE HIGH WATER LINE FROM NOV. 1<sup>ST</sup> TO MAY 1<sup>ST</sup> EACH YEAR.

All information on this map provided by others

**SITE PLAN**  
1" = 100'

12" DIA. BUOY (PLASTIC) MARKED TO COMPLY WITH SPECIFICATIONS (WHITE W/BLUE STRIPE).



**BUOY DETAIL**

**PROPOSED**  
**MOORING BUOY ADDITION**  
APN 117-110-14  
in Lake Tahoe, at Tahoe Vista  
County of Placer, State of California

# 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  
Fax (702) 588-4527

## MEMORANDUM

August 9, 1990

To: Governing Board

From: TRPA Staff

Subject: John Scully, Resolution of Enforcement Action  
1360 West Lake Boulevard, Placer County  
APN 83-162-31

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Based upon this staff summary, staff recommends that the Governing Board accept a negotiated settlement between John Scully (hereinafter Scully) and the Tahoe Regional Planning Agency (hereinafter TRPA).

### Background Information

TRPA issued a permit to Scully on March 23, 1989 to construct a new single family dwelling. Plan revisions were approved for pathway changes on June 27, 1989 and for driveway and drainage changes on October 2, 1989.

An inspection by TRPA staff on April 12, 1990 discovered the permit violations described below:

1. Structures were built higher than approved by TRPA, however, still within the allowed height limitation.
2. A separate living unit was constructed above the garage without TRPA approval.
3. The area of the garage, as built, measures larger than that approved by TRPA.
4. Four fireplaces were constructed within the residence that do not meet TRPA specifications.

All of the above can be resolved through a plan revision.

8/9/90  
DFS:jd

CONSENT CALENDAR ITEM 2.



John Scully  
August 9, 1990  
Page Two

Proposed Settlement

During settlement negotiations Scully agreed to the following:

1. Pay to TRPA the penalty in the amount of \$2,500.
2. Submit to TRPA a complete application and filing fee of \$200 for a plan revision in conformance with TRPA rules and regulations to allow TRPA to permit the higher structures, the separate living unit, and the larger garage, on or before August 21, 1990.
3. Provide to TRPA all necessary specifications on how the fireplaces will be retrofitted to provide compliance with the TRPA Code of Ordinances on or before August 21, 1990.

Staff believes the proposed settlement is appropriate for the violation and consistent with past settlements. The dwelling is very large and the plans were thoroughly reviewed by TRPA. The contractor was thoroughly briefed on the permit, conditions of approval and the approved plans at the pre-grading inspection. In accordance with the Guide for Fines, (Exhibit A) the violation is a medium level, permissible activity, but not in compliance and the nature of the violation is willful and with gross negligence.

# 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  
Fax (702) 588-4527

## GUIDE FOR FINES

<u>Degree of Violation</u>		<u>Nature of Violation</u>		
		Inadvertent	Simple Negligence	Willful/Gross Negligence
		*		
		*		
		*		
Permissible Activity	Minor	*	31.25	62.50
	Major	*	312.50	625.00
		*		125.00
		*		2,500.00
		*		
Permissible Activity But Not In Compliance	Minor	*	62.50	125.00
	Major	*	625.00	1,250.00
		*		250.00
		*		5,000.00
		*		
Prohibited Activity	Minor	*	125.00	250.00
	Major	*	1,250.00	2,500.00
				500.00
				10,000.00

11

**EXHIBIT A**

# 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  
Fax (702) 588-4527

## MEMORANDUM

August 8, 1990

To: TRPA Governing Board  
From: Agency Staff  
Subject: Programming of UMTA Section 18 Funds for Placer County

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Each year, The State of California sets aside up to 20 percent of its apportionment of UMTA Section 18 funds for the State Discretionary Reserve. These funds are made available statewide for applicants seeking to fund eligible projects. Placer County has informed TRPA staff that they will be submitting an application for a portion of the State Discretionary Reserve funds. In order to complete their application, the designated Regional Transportation Planning Agency with jurisdiction in the area where the funds are to be used must approve by resolution the programming of the UMTA Section 18 funds.

Placer County is seeking to purchase three 30 passenger transit vehicles to implement new transit service from Tahoe City to Truckee. The total cost of this project is \$360,000. Placer County is preparing an application for UMTA Section 18 funds from the State Discretionary Reserve in the amount of \$288,000. Placer County proposes that the required twenty percent match be from TRPA air quality mitigation funds being held in reserve for Placer County and from other local sources. Placer County will request the required matching funds from TRPA, if it is successful in obtaining the UMTA Section 18 funds. Operating subsidies for the proposed public transit service will be from a public-private partnership formed for this purpose. Nevada County, the Alpine Meadows Ski Corporation and the Squaw Valley Ski Corporation will join with Placer County to provide the necessary operating funds.

The Truckee-North Tahoe Transportation Management Association has reviewed the proposed service, and recommends approval of the grant application.

### Staff Recommendation

Staff has reviewed the proposed application and recommends the TRPA Governing Board approve the attached resolution programming \$288,000 of UMTA Section 18 funds for Placer County for the purchase of three transit vehicles to be used in providing public transit service from Tahoe City to Truckee.

If you have any questions in regard to this agenda item, please contact Leif Anderson at (702) 588-6782.

8/8/90  
/la

CONSENT CALENDAR ITEM 3

CC-12

TAHOE REGIONAL PLANNING AGENCY  
RESOLUTION NO. 90-\_\_\_

A RESOLUTION APPROVING THE PROGRAMMING OF  
UMTA SECTION 18 FUNDS FOR PLACER COUNTY

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WHEREAS, the Tahoe Regional Planning Agency is designated by the State of California as the Regional Transportation Planning Agency for the Tahoe Region; and

WHEREAS, there are Urban Mass Transportation Act (UMTA) Section 18 Grant funds from the State Discretionary Reserve available for use to support public transit services; and

WHEREAS, the County of Placer is submitting an application for UMTA Section 18 Grant funds from the State Discretionary Reserve to fund the purchase of three transit vehicles needed to implement public transit service between Tahoe City and Truckee; and

WHEREAS, the proposed use of these funds is consistent with the TRPA Regional Transportation Plan calling for public transit services between Truckee and the Tahoe Region, and to recreational areas near the Tahoe Region.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Tahoe Regional Planning Agency that UMTA Section 18 Grant funds from the State Discretionary Reserve be programmed for use by the County of Placer for the purchase of three transit vehicles to be used to provide public transit service between Tahoe City in the Tahoe Region to Truckee in Nevada County.

PASSED AND ADOPTED this \_\_\_\_\_ day of August, 1990, by the Governing board of the Tahoe Regional Planning Agency, by the following vote:

Ayes:

Nays:

Abstain:

Absent:

\_\_\_\_\_  
Roland D. Westergard, Chairman  
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Project Name: Zephyr Cove Resort Pier Expansion

Application Type: Shorezone/Recognition of Multiple-Use Facility

Applicant: U.S.D.A. Forest Service, Tahoe Basin Management Unit

Applicant's Representative: Joseph Oden

Agency Planner: Jim Hamilton

Location: Zephyr Cove Resort, 760 Highway 50, Douglas County

Assessor's Parcel Number/ Project Number: 05-010-03

Project Description: The project involves the repair and expansion of the existing 315 foot long Zephyr Cove Pier. The project, as proposed, will include a 75 foot extension of the existing pier, and the relocation of the two existing docking "dolphins" to locations 45 feet and 70 feet from the end of the proposed extension. The addition of a 45 foot catwalk (as conditioned), and the relocation of the existing jet-ski rental to the south side of the pier, away from Zephyr Cove Creek is also proposed. A swimming area, delineated by a floating swimline approximately 75 feet offshore and extending 200 feet north of the confluence of Zephyr Cove Creek with the lake, will be created to keep the area free of boating activity. Additional buoys establishing a "wakeless" zone for safety purposes will be installed in accordance with Army Corps of Engineers and Coast Guard design standards.

The project, as conditioned by staff, will reduce activity near Zephyr Cove Creek in an area of spawning habitat, provide replacement of nonconforming lighting on the pier with conforming lighting, and require improvements in the color and design of existing facilities to reduce scenic quality impacts.

Site Description: The project is located at the Zephyr Cove Resort in a developed recreation area which includes: a restaurant; tourist accommodation units; recreation concessions that include tour boat operations; developed campground and day use area; and other accessory uses. The project area has a sandy backshore and foreshore, and the backshore slopes approximately 10-20% towards the lake.

Issues: The proposed project involves the extension of an existing non-conforming pier (based on fish habitat) and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issues are:

1. Scenic Shoreline Unit #29 "Zephyr Cove" is within this plan area:

Scenic Shoreline Unit 29 has a travel route rating of 9, which is in threshold attainment. Staff has determined based on numerous site inspections, a scenic quality impact report prepared by the applicant, and the conditions of approval, that the proposed pier extension will not degrade the scenic threshold rating.

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 on: water quality, littoral processes, fisheries and fish habitat, backshore stability, on-shore wildlife habitat, and Rorippa subumbellata (Tahoe Yellow Cress). Potential impacts of the proposed pier extension on navigation have been addressed by the conditions of approval based on recommendations of the Army Corps of Engineers and the Nevada Department of Wildlife - Division of Boating Safety.

A scenic quality analysis has been prepared by the applicant and reviewed by TRPA. The conditions of approval ensure mitigation of scenic quality impacts, and the TRPA staff biologist has concurred with the findings contained in the staff summary. 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.

- B. Plan Area Statement: The project is located within Plan Area 066, Zephyr Cove. The Land Use Classification is Recreation and the Management Strategy is Mitigation. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. The proposed activity is listed as an allowed use.

C. Land Coverage:

1. Land Capability District:

The land capability districts of the project area are classes 1b, backshore, 5, and 7. The total project area is approximately 741,280 square feet (17 acres).

2. Existing Coverage:

Hard & Soft Coverage: 171,814 square feet

3. Proposed Coverage:

Hard & Soft Coverage: 171,814 square feet

4. Allowed Coverage:

Class 1b & Backshore Area:	2,486	square feet
Class 5 Area:	44,397	square feet
Class 7 Area:	112,515	square feet
Total:	<hr/> 159,398	square feet

5. Coverage Mitigation:

Based on the above coverage figures, the existing project area contains approximately 12,416 square feet of excess land coverage. In order to mitigate the existing excess coverage, the applicant shall be required to either pay a mitigation fee, or reduce existing coverage pursuant to Subsection 20.5 of the TRPA Code of Ordinances.

- D. Pier Height: The proposed pier height is 6233 feet, Lake Tahoe Datum. This is consistent with the height of the existing pier deck. Pier decks may extend above elevation 6232 feet pursuant to Section 54.4.B (2) of the Code, up to a height of 6234 feet, if TRPA makes finding 19 in Section G below.
- E. Shorezone Tolerance District: The subject parcel is located within Shorezone Tolerance District 1. The project, as conditioned, complies with the shorezone tolerance district standards.
- F. Recognition of Multiple-Use Facilities:
- By approving the project, the TRPA Governing Board shall be recognizing the facility as multiple-use. The facilities will be utilized by the public. The guests of the Zephyr Cove Resort will have physical access to the pier.
- G. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 50, 52, and 54 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the finding can 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: The applicant will be required to mitigate existing excess land coverage and apply BMPs to the project area. This project will not affect the allowed land use on this site. Piers are allowed accessory structures in the Plan Area for this property.
    - b. Transportation: The pier will not adversely impact transportation in the Lake Tahoe Basin. The project as conditioned incorporates the recommendations of the Army Corps of Engineers and other agencies responsible for navigation and boating safety on the lake.

- c. Conservation: The project, as conditioned, is consistent with the fisheries, shorezone, and scenic subelements of the Conservation Element of the Goals and Policies. The project is located within Scenic Shoreline Unit 29 which has an acceptable scenic threshold rating. The applicant has prepared a scenic quality analysis in order to assess potential scenic quality impacts associated with the proposed project. Staff has determined that the project, as conditioned, will not degrade the scenic threshold standard. Fisheries is discussed further in paragraph 4, below.
- d. Recreation: This project will not adversely impact public recreation on Lake Tahoe. In addition, the project would not interfere with public access along the shoreline and is consistent with the Recreation Element of the Goals and Policies.
- e. Public Service and Facilities: This project does not affect public services or facilities in the Lake Tahoe Basin.
- f. Implementation: This project is consistent with the Implementation Element of the Goals and Policies.

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

The basis for this finding is provided on the checklist entitled "Project Review Conformance Checklist and 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.

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(q) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph 2, above.)

4. This project will not adversely impact: (1) littoral processes; (2) fish spawning; (3) backshore stability; and (4) on-shore wildlife habitat, including wildfowl nesting areas.

The proposed pier will be more than 90 percent open and based on the IEC and other available information, TRPA staff has determined that the project, as conditioned, will not impact fish habitat, littoral processes, backshore stability, or any on-shore wildlife habitat.



5. There are sufficient accessory facilities to accommodate the project.

The project involves accessory structures to an allowed use and the primary facilities are capable of accommodating the proposed project.

6. The project is compatible with existing shorezone and lakezone uses or structures on, or in the immediate vicinity of, the littoral parcel; or that modifications of such existing uses or structures will be undertaken to assure compatibility.

The project involves compatible accessory uses to an allowed use and is compatible with other accessory uses (piers and buoys) in the vicinity.

7. The use proposed in the foreshore and nearshore is water-dependent.

The pier is located in the foreshore and nearshore of Lake Tahoe and is water-dependent.

8. Measures will be taken to prevent spills or discharges of hazardous materials.

This approval prohibits the use of wood preservatives on wood in contact with the water. Storage of hazardous materials will not be allowed on the pier during construction. Spray painting and the use of tributyltin (TBT) will be prohibited.

9. Construction and access techniques will be used to minimize disturbance to ground and vegetation.

The applicant shall not be permitted to store construction materials on the beach. Relocation and extension of the pier will be via a barge from Lake Tahoe. Disturbance to ground or vegetation shall be prohibited.

10. The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters.

The project will incorporate a well defined "wakeless" area as required by those agencies with jurisdiction over the lakes navigable waters, to address potential public safety and navigation impacts.

11. TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA prior to action being taken on this project.

This project must receive approval from the U.S. Army Corps of Engineers, Nevada Department of Wildlife, and the Nevada Department of Environmental Protection, prior to TRPA acknowledgement of the permit. Comments from the above agencies were solicited as part of the review for this project, and incorporated into the conditions of approval, where appropriate.

12. The structure does not cause significant shoreline erosion or interference with sediment transport.

A site review indicates no buildup of sediments in the proximity of the existing structure and based on the available information contained in the IEC, the relocation and extension of the pier will not degrade the existing situation.

13. The project is in compliance with the scenic threshold.

The applicant has prepared a scenic quality analysis in order to assess potential scenic quality impacts associated with the proposed project. Staff has determined that the project, as conditioned, will not cause a degradation of the scenic threshold standard for this unit.

14. The structure has not been unserviceable for more than five years.

The structure has been continually serviceable, but low lake levels have made the pier marginally usable.

15. The project does not increase the extent to which the structure does not comply with the development standards.

The project involves the extension of a nonconforming pier (based on fish habitat) and does not increase the extent to which the pier does not comply with the development standards (Refer to Finding 16, below).

16. The expansion complies with all applicable standards.

The pier extension complies with all applicable standards. These standards include the setback standards for piers (54.4.A(5)), and the 90 percent open foundation standard for piers (54.4.B(3)). Deviation from the location standards in Section 54.4.A(4), and the design and construction standards contained in Section 54.4.B(1) may be approved for piers recognized as multiple-use.

Code Interpretation 1988-4 clarifies Section 52.3.G(1), (2), and (3) to state that expansions of existing structures must comply with all development standards with the possible exception of the placement standards pertaining to stream inlets and fish habitat areas.

The project is located in an area mapped as fish spawning habitat. However, based on field review by the staff biologist and Nevada Department of Wildlife personnel, this designation is based on the location of Zephyr Cove Creek, and not the lake bottom conditions. Pursuant to Code Interpretation 1988-4, and based on the positive benefits of the relocation of boating activity away from the creek, the project would comply with the applicable standards.

17. The project complies with the requirements to install BMPs as set forth in Chapter 25.

Conditions of approval insure that all required BMPs will be installed.

18. The project complies with the design standards in Section 53.10.

The proposed pier extension, as conditioned, will be composed of non-glare earth tone or wood tone materials to minimize reflectivity.

19. Pier decks may extend above elevation 6232.0 feet Lake Tahoe Datum in limited situations where TRPA finds that the additional height is necessary for safety reasons or that the additional height is necessary for safety reasons or that local wave characteristics represent a real threat to the integrity of the structure.

The proposed pier extension will match the height of the existing pier deck, and is necessary to allow safe loading/unloading of passengers of the existing tour boat operations.

- H. Required Actions and Findings: Agency staff recommends that the Governing Board approve the project by making the following motions and findings based on this staff summary and the evidence contained in the record:

- I. A motion based on this staff summary, for the findings contained in Section G above, and a finding of no significant environmental effect.

- II. A motion to approve the project, based on the staff summary, subject to the following standard and special conditions:

- (1) The Standard Conditions of Approval listed in Attachment S.  
(2) Prior to commencement of construction the following special conditions of approval must be satisfied:

A. The site plan shall be revised to include:

- (i) The following revised land coverage calculations:

- (a) Allowable land coverage for each land capability district, including the backshore.

- (b) Existing land coverage for each land capability district including the backshore area.
  - (c) Previously mitigated land coverage for each land capability district including the backshore area.
  - (d) Proposed land coverage for each land capability district including the backshore area.
- (ii) A note indicating: "All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch may enhance vegetative establishment."
- B. The applicant shall submit plans, cost estimates and an installation schedule for the installation of all required water quality improvements (BMPs) for the entire project area. All required BMPs outside of the construction site boundary up to a minimum of five percent of the estimated construction cost of the project, as well as all required BMPs inside the construction boundary, shall be installed prior to project completion. The balance of the required BMPs shall be installed as follows: At least 50 percent of the BMPs shall be installed within five years and 100 percent within ten years, as determined by an estimate of the cost of the BMPs. The applicant shall submit a security in an amount equal to 110% of the cost of the required BMPs.
- C. The security required under Standard Condition A.3 of Attachment S shall be determined upon the applicant's submittal of all required temporary required Best Management Practices plan and related cost estimate. Please see Attachment J, Security Procedures.
- D. The applicant shall mitigate excess land coverage on this property by submitting an excess coverage mitigation fee, or by removing coverage within Hydrologic Transfer Area Number 3 (see attached map).

The excess coverage mitigation fee shall be calculated as follows:

- (1) Estimated Project Construction Cost x 0.80 (1990 Fee Reduction) x Percent Fee.

Please provide a construction cost estimate by your contractor, architect or engineer. Use Table A, below, to calculate the percent fee. (Note: The percent fee should

be converted to decimal form when performing calculations. For example: A percent fee of 0.06% should be represented in decimal form as 0.0006.) In no case shall the mitigation fee be less than \$100.00.

Excess land coverage may be removed in lieu of an excess coverage mitigation fee. To calculate the amount of excess coverage to be removed use the following formula:

- (2) Excess coverage mitigation fee (per formula (1), above) divided by \$5.00 per square foot.

If you choose this option, please revise your final site plan and land coverage calculations to account for the coverage removal.

TABLE A

Square Feet of Excess Coverage	Percent Fee	Square Feet of Excess Coverage	Percent Fee
400 or less	.06%	11,000- 15,000	2.50%
400- 600	.12	15,000- 18,000	2.75
600- 1,000	.25	18,000- 21,780	3.00
1,000- 1,500	.50	21,780- 43,560	3.25
1,500- 2,000	.75	43,560- 65,340	3.50
2,000- 2,800	1.00	65,340- 87,120	3.75
2,800- 3,800	1.25	87,120-108,900	4.00
3,800- 5,000	1.50	108,900-130,680	4.25
5,000- 6,400	1.75	130,680-152,460	4.50
6,400- 8,000	2.00	152,460-174,240	4.75
8,000-11,000	2.25	174,240 or greater	5.00

- E. The final construction drawings shall have notes indicating conformance to the following design standards for color for the entire pier and all appurtenant structures:

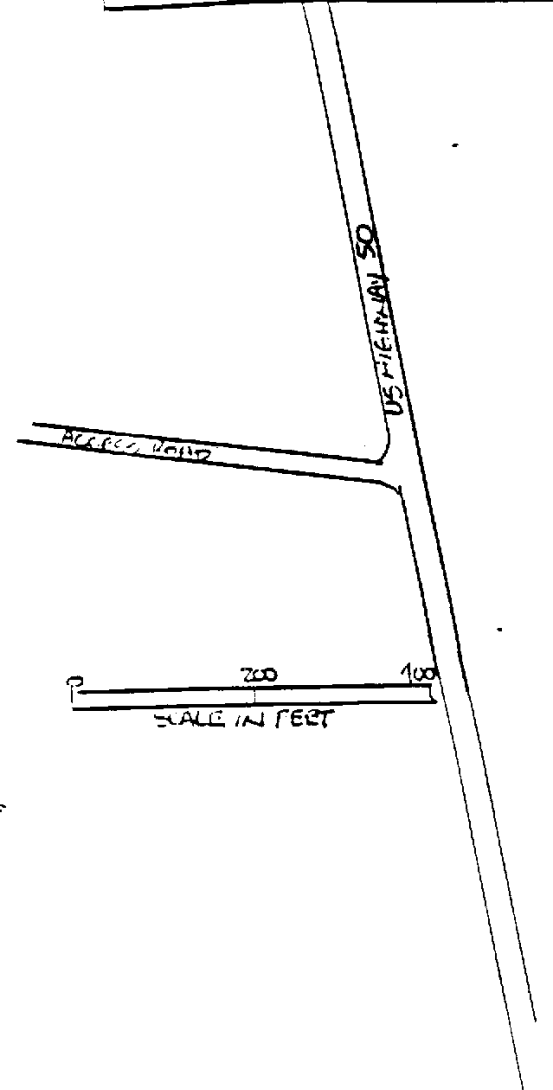
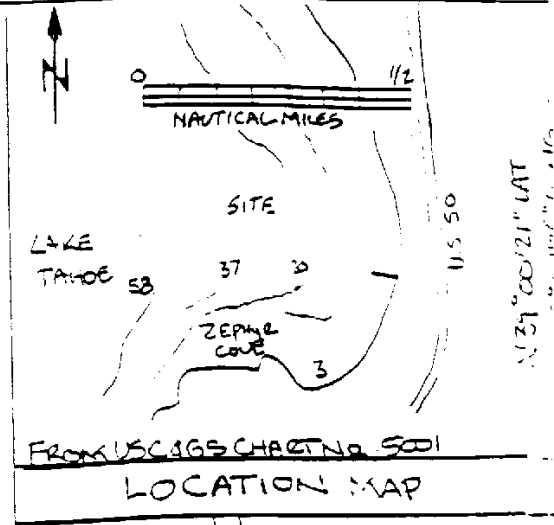
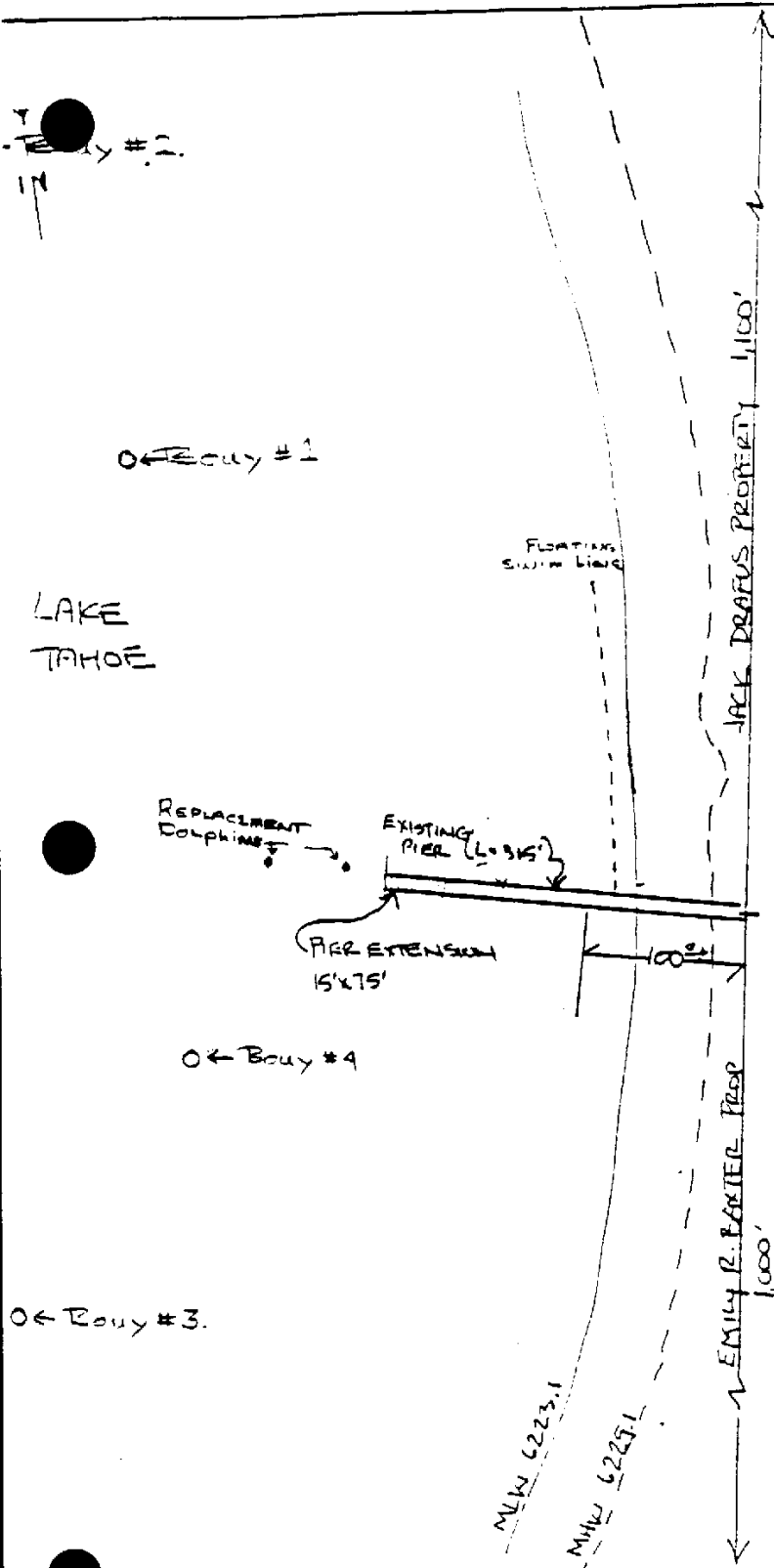
Color: The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish brown, brown, tan, ochre, umber, and sand.

- F. Final construction drawings shall conform to all the applicable design standards of Section 54.4.B, TRPA Code of Ordinances, and all other applicable TRPA design standards.
- G. The applicant shall submit a pier mitigation fee of \$2250 for the construction of 75 feet of new pier.
- H. The applicant shall submit a construction schedule prior to commencement of construction. This schedule shall identify dates for the following: when installation of temporary erosion control structures and turbidity screens will occur; when construction will start; when construction slash and debris will be removed; when installation of all permanent erosion control structures will occur; and when construction will be completed.
- I. The applicant shall obtain all required approvals from the U.S. Army Corps of Engineers, the Nevada Division of State Lands, the Nevada Department of Wildlife, and other affected agencies.
- J. Final construction drawing shall have notes containing the following information:
  - (i) All work on the pier extension shall be preformed by a rubber-tired or floating barge from the lake, or from the existing pier.
  - (ii) All construction work shall be restricted to the existing and proposed pier "footprint". Footprint of the pier shall be defined as that area directly below the pier.
  - (iii) Any lake bottom disturbance shall be corrected using handrollers to reconsolidate any disturbed shorezone sediments.
  - (iv) All disturbed lake bottom cobbles shall be returned to their natural state, preferably in a contiguous manner consistent with the natural setting (i.e., not stacked).
  - (v) The removal and installation of all pier pilings shall utilize cassions. Disturbed sediment and turbidity shall be allowed to settle before removal of any cassion.
  - (vi) Tarps shall be placed under the pier during construction to prevent falling debris from entering the lake.

- (vii) Storage of construction materials shall be prohibited on the beach.
- K. Lighting on the pier shall comply with the following standards, and plans consistent with the design requirements of Chapter 30 of the Code shall be provided to TRPA prior to the commencement of construction.
- (i) The light standards shall not exceed 4 feet in height above the pier deck.
  - (ii) The fixtures shall be directed downward, and cutoff shields shall be incorporated to prevent the lights from being visible beyond the pier deck.
  - (iii) Light levels shall be kept to the minimum necessary to meet safety requirements.
- L. The applicant shall submit 3 sets of final pier construction drawings and upland site plans to TRPA consistent with this approval and the revised project application received by TRPA on April 25, 1990.
3. The existing Chevron sign on the pier shall be brought into conformance with Sections 26.4.A and 26.10.B of the TRPA Code of Ordinances. Plans indicating conformance with Chapter 26 of the Code shall be provided prior to commencement of construction.
  4. Dark colored sleeves shall be used for the bumpers on the relocated dolphins, and in no case shall tires be substituted.
  5. A single additional catwalk no greater than 45 feet in length shall be installed on the pier extension. The existing catwalk on the north side of the pier may be relocated to the pier extension.
  6. No boat mooring shall occur inside of the existing (or relocated) catwalk on the north side of the pier.
  7. Fertilizer use on this property shall be managed to include the appropriate type of fertilizer, rate, and frequency of application to avoid release of excess nutrients and minimize use of fertilizer.
  8. The adequacy of all required BMPs as shown on the final construction plans shall be confirmed at the time of the TRPA pre-grading inspection. Any required modifications, as determined by TRPA, shall be incorporated into the project permit at that time.

9. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
10. The use of wood preservatives on wood in contact with the water is prohibited and extreme care shall be taken to insure that wood preservatives are not introduced into Lake Tahoe. Spray painting and the use of tributyltin is prohibited.
11. Disturbance of the lake bed materials shall be kept to the minimum necessary for project construction.
12. Best practical control technology shall be employed to prevent earthen materials to be resuspended as a result of pier construction and from being transported to adjacent lake waters. The applicant may be required to install a turbidity screen around the entire construction site (in the water) prior to construction. This screen may be removed upon project completion only upon a satisfactory inspection by TRPA to insure that all suspended materials have settled.
13. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
14. Gravel, cobble, or small boulders shall not be disturbed or removed to leave exposed sandy areas, before, during, or after construction.
15. All construction activity shall take place during the non-spawning season, between July 1 and October 1.
16. No trees or other plants shall be removed to provide foot or vehicular access to the pier during or after the project construction.
17. The applicant shall provide post construction photos within 30 days of project completion demonstrating any resulting impacts of the project on scenic quality.





COORDINATES BASED ON USBR DATUM

ZEPHIRE COVE PIER REPAIR AND EXTENSION  
 ZEPHIRE COVE, DOUGLAS COUNTY, NV

DRAWN BY  
 G.T. 26  
 SCALE

DOLPHIN 7

70'

DOLPHIN 7

45'

75'

PIER  
EXTENSION

EXISTING  
PIER

215'

315'

TADA PIER  
LEADLINE

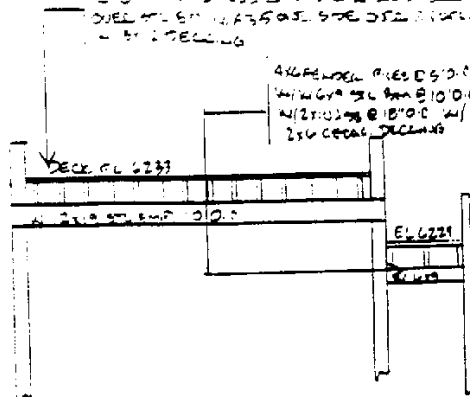
100'

PIER SECTION OF EXISTING PIER

PROJ. EXT. 150'

2x12 FLOOR JOIST @ 16" O.C. W/ 2x10 ST BRG @ 10' O.C. W/ 2x12 SOLID BLDG OVER STL BRG @ 335 ONE SIDE 2x12 2x12 CEILING

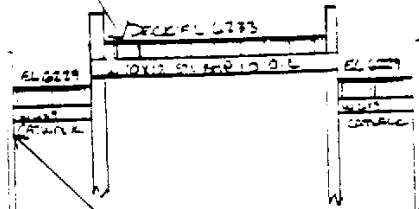
4x6 FLOOR PILES @ 5' O.C. W/ 1x6 ST BRG @ 10' O.C. W/ 2x12 SOLID BLDG OVER STL BRG @ 335 ONE SIDE 2x12 CEILING



150" 30"  
180"

PROPOSED PIER EXTENSION SECTION 150'

10x4 ST BRG @ 10' O.C. W/ 10x12 ST BRG @ 10' O.C. W/ 2x12 SOLID BLDG OVER STL BRG @ 335 ONE SIDE 2x12 2x12 CEILING



30" 30"  
100"

EXISTING PIER SECTION 30'

06-27

Dolphin →

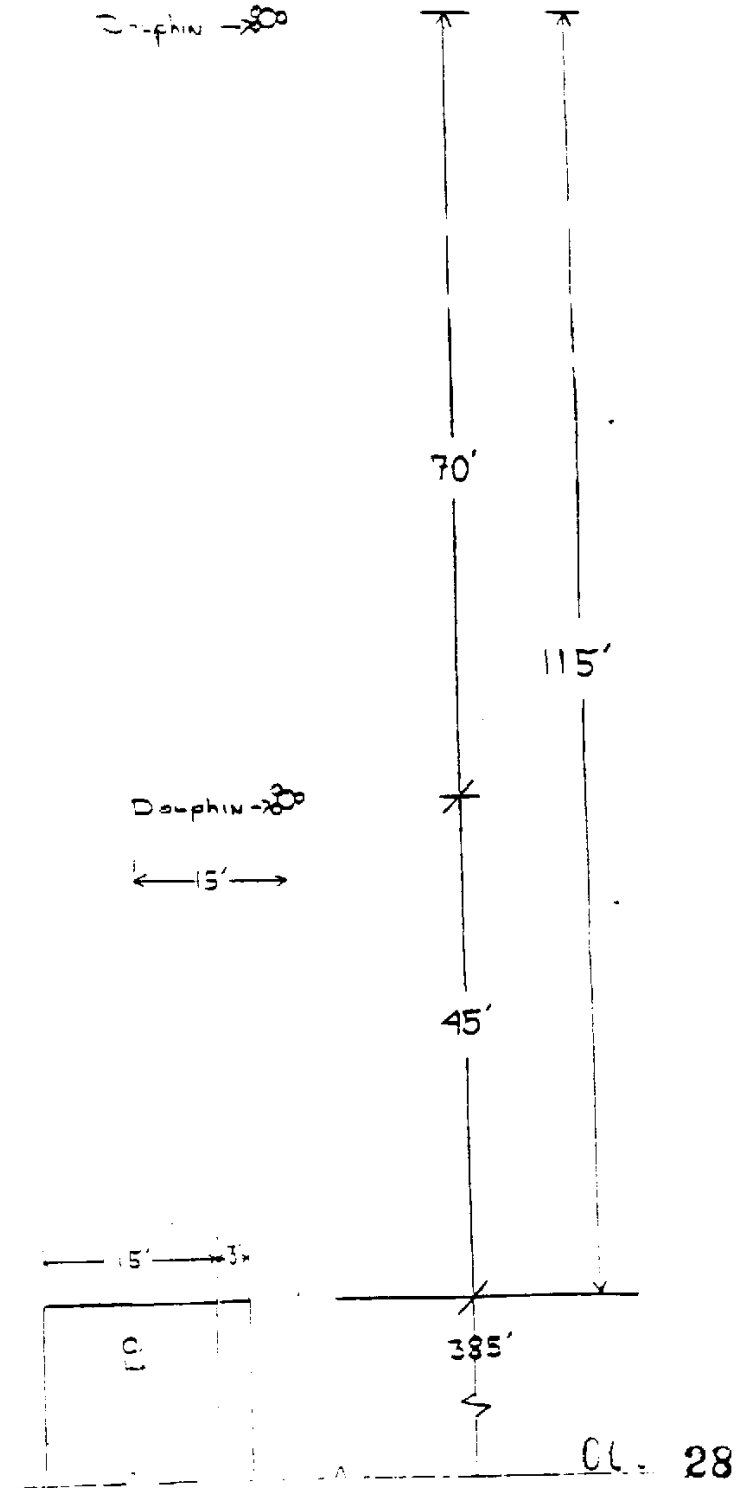
Dolphin →

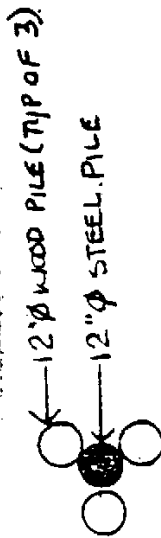
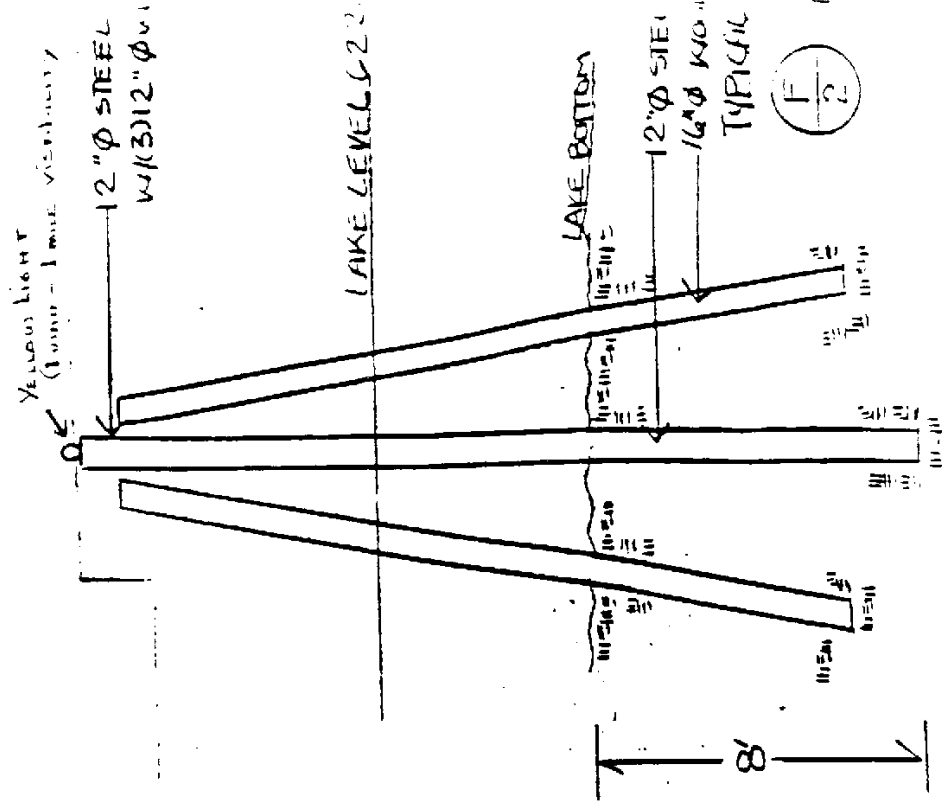
← 15' →

Zephyr Cove Resort

Pier Repair & Extension

DOLPHIN ARRANGEMENT





F  
22
  
 DOULPHIN ARRANGEMENT, TYPE OF 4

ZEPHYR COVE RESORT  
 PIER EXTENSION & REPAIR

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Project Name: High Sierra Casino/Hotel Exterior Renovation

Application Type: Gaming and Tourist Accommodation

Applicant: Wimar Tahoe

Agency Planner: Jerry Wells

Applicant Representative: Barry Thalden, Thalden Corporation

Location: West side of Highway 50, Stateline, NV

Assessor's Parcel Number/Project Number: 07-140-08

Project Description: The proposed project involves a renovation of the exterior walls of the casino and the primary hotel tower. The proposed exterior materials will consist of dark brown granite panels on the casino and the first two floors of the hotel tower. The upper twelve (12) floors of the hotel tower will consist of dark non-glare glass and dark brown textured synthetic plaster (to match the granite panels). All existing balconies on the hotel tower will be removed and the proposed exterior materials will be attached to the existing walls of the structure. In addition, the elevator housing on the top of the hotel tower will be modified from a flat roof to a pitched roof with no increase in building height.

Site Description: The project area is approximately 23.8 acres in size and consists of an existing 14-story hotel/casino and a paved 1,531-space parking lot.

Issues: The primary project related issues are:

1. Scenic Quality: The proposed project is located in scenic roadway unit #32 - Casino Area, and scenic shoreline unit #30. The shoreline unit is currently in attainment of the travel route rating thresholds. The roadway unit, however, has a rating of 11 which is not in attainment of the travel route rating threshold of 16. Based on a scenic quality assessment prepared by Scenic Resource Management, the proposed project will provide some slight increases in both the shoreline and roadway scenic units. The shoreline unit rating should increase from an 11 to an 11.2 and the roadway unit rating should increase from an 11 to an 11.8 based on the project photo simulations. With implementation of the mitigation measures recommended in the scenic quality assessment these ratings should increase even further. In an effort to bring the roadway unit closer to attainment of the threshold rating of 16, all recommended mitigations contained in the scenic quality assessment have been included as conditions of approval for the subject project.

JW  
8/7/90

CONSENT CALENDAR ITEM 5

2. Structure Cubic Volume: The TRPA Compact prohibits any increase in the cubic volume of structures housing gaming. The proposed new exterior "skin" would be placed on the outside of the existing vertical concrete columns. Although this will technically increase the outside dimensions of the existing structure, no internal increase in useable cubic volume will be created as a result of the project. The modification of the existing elevator housing on the roof of the hotel tower has been designed to avoid any increase in the cubic volume of the structure. In fact, the project includes a reduction in the size of the existing elevator housing to allow for the gable roof, resulting in a decrease of approximately 13,526 cubic feet of building volume.

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 TRPA IEC will be made available at the Governing Board hearing and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area Statement 089A, Nevada South Stateline Resort Area. The Land Use Classification is Tourist and the Management Strategy is Mitigation. TRPA staff has reviewed the subject Plan Area and has determined that the modified project is consistent with the applicable planning statement, planning considerations and special policies. Gaming and tourist accommodation uses are allowed uses in the subject Plan Area.
- C. Land Coverage:
1. Land Capability District: The land capability of the project area consists of Class 7, 5 and 1b (SEZ) lands. The project area is 1,037,878 square feet in size.

2. Existing Coverage:

Hard Coverage:	907,255 square feet
Soft Coverage:	<u>0 square feet</u>
Total:	907,255 square feet

3. Proposed Coverage:

Hard Coverage:	907,255 square feet
Soft Coverage:	<u>0 square feet</u>
Total:	907,255 square feet*

4. Allowed Coverage:

Class 7 Area:	299,375 square feet
Class 5 Area:	8,625 square feet
Class 1b Area:	<u>55 square feet</u>
Total:	308,055 square feet

5. Coverage Mitigation: Based on the above coverage figures the project area contains 599,200 square feet\* of existing excess coverage. The permittee shall be required to mitigate excess land coverage pursuant to Subsection 20.5.A(3) of the TRPA Code. No increase in land coverage will occur as a result of this project.

\* This figure does not consider any coverage reductions attributable to the High Sierra parking garage project approval. Said coverage reductions may be credited once the coverage is removed and restoration is complete.

- D. Required Findings: The following is a list of the required findings as set forth in Chapter 6 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the finding can 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: The proposed project involves an exterior renovation of an existing building. The existing use is a conforming use and no change in use is proposed. The project, as conditioned, includes all required water quality improvements for the entire project area.
- (b) Transportation: Since the project involves only an exterior renovation no significant adverse impacts on traffic, circulation or parking are anticipated.
- (c) Conservation: The proposed project will improve the existing scenic quality ratings as stated in the scenic quality assessment and existing excess land coverage will be mitigated in accordance with the TRPA Code. No significant adverse impacts on vegetation, wildlife, fisheries, soils, shorezone, open space, SEZ, cultural or energy resources are anticipated.
- (d) Recreation: There are no known adverse impacts on recreation as a result of the proposed renovation project.

- (e) Public Service and Facilities: The proposed project will not require any additional public services or facilities.
  - (f) Implementation: The project does not require any development allocations and should not have any adverse impacts on the Implementation Element of the Regional Plan.
2. The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding is provided on the checklist entitled "Project Review Conformance Checklist and 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.

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(g) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph 2, above.)

- E. Required Actions and Findings: Agency staff recommends that the Governing Board approve the project by making the following motions and findings based on this staff summary and the evidence contained in the record:
- I. A motion based on this staff summary, for the findings contained in Section D above, and a finding of no significant environmental effect.
  - II. A motion to approve the project, based on the staff summary, subject to the following conditions:
    - 1. The Standard Conditions of Approval listed in Attachment Q.
    - 2. Prior to commencement of construction the following special conditions of approval must be satisfied:
      - A. The site plan shall be revised to include:
        - (1) The following revised land coverage calculations:
          - (a) Total project area = 1,037,878 square feet.



(b) Allowable land coverage:

Class 7 = 299,375 square feet (30%)  
Class 5 = 8,625 square feet (25%)  
Class 1b = 55 square feet (1%)

Total: 308,055 square feet

(c) Existing land coverage = 907,255 square feet.

(d) Proposed land coverage = 907,255 square feet,  
exclusive of any required coverage reductions  
attributable to the High Sierra parking garage  
project approval.

(2) Temporary erosion control structures located  
downslope of the construction area where applicable.

- B. The permittee shall submit plans, cost estimates and installation schedule for the installation of all required water quality improvements (BMPs) for the entire project area to TRPA for review and approval. Said plan shall be coordinated with the required BMP plan for the approved parking garage project.
- C. The security required under Standard Condition I.2. of Attachment Q shall be determined upon the permittee's submittal of the required BMP plan and related cost estimate.
- D. The permittee shall mitigate excess land coverage within the project area in accordance with Subsection 20.5.A of the TRPA Code. The permittee shall submit a construction cost estimate for the proposed project. In calculating the estimated construction cost of the project, the cost of improvements otherwise exempt from TRPA review and approval may be subtracted from the total cost.
- E. The permittee shall submit a projected construction completion schedule to TRPA for review and approval. Said schedule shall include completion dates for each phase of construction, as well as BMP installations for the entire project area.
- F. The permittee shall provide a landscape plan and fertilizer management plan in accordance with the standards required in Subsections 30.7 and 81.7 of the TRPA Code for TRPA review and approval.

- G. The permittee shall submit 3 sets of final construction drawings and site plans to TRPA.
  - H. The permittee shall submit building color and material samples to TRPA for review and approval. The proposed granite material should have a rough texture and be treated with a matte finish sealer to provide a dark brown textured appearance with minimal light reflectivity. Backing material for drapes should be dark in color to maintain a dark background for all windows. The proposed aluminum roofing material for the elevator tower shall be a dark nonreflective color and provide more texture. All glass areas where viewing out from the building is not possible shall be treated to further reduce reflectivity, i.e., sandblasted finish, or different material.
  - I. The final construction plans shall include the following design considerations: 1) reverse the glass decorative columns from an outward projection to inward to reduce reflectivity, 2) wrap the granite/plaster facing around the corners of glass walls with enough projection to provide some shadow, 3) develop some shadow in the six vertical granite trim panels around the windows on each side, i.e., intersperse small dark gray or black horizontal panels in the granite columns, and 4) increase the variety of the front casino wall to reduce the large expanse of wall and to increase color contrast and articulation.
  - J. All references to "future" improvements, i.e., pool pavilion enclosure, and expansion of casino, shall be removed on the final construction plans.
- 3. The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of nonglare finishes that minimize reflectivity.
  - 4. The adequacy of all required BMPs as shown on the final construction plans shall be confirmed at the time of the TRPA pre-grading inspection. Any required modifications, as determined by TRPA, shall be incorporated into the project permit at that time.

8/7/90

CONSENT CALENDAR ITEM 5

5. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
6. Any normal 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.
7. This approval does not include any new signs or any modifications of existing signage. The permittee shall be required to submit an application and obtain all necessary permits for any new signs or sign modifications.
8. The permittee shall submit post-construction 8x10 color photographs within 30 days of the project completion date, demonstrating consistency with the original project photo simulations. The same vantage points utilized in the photo simulations shall be used for the photographs.

8/7/90

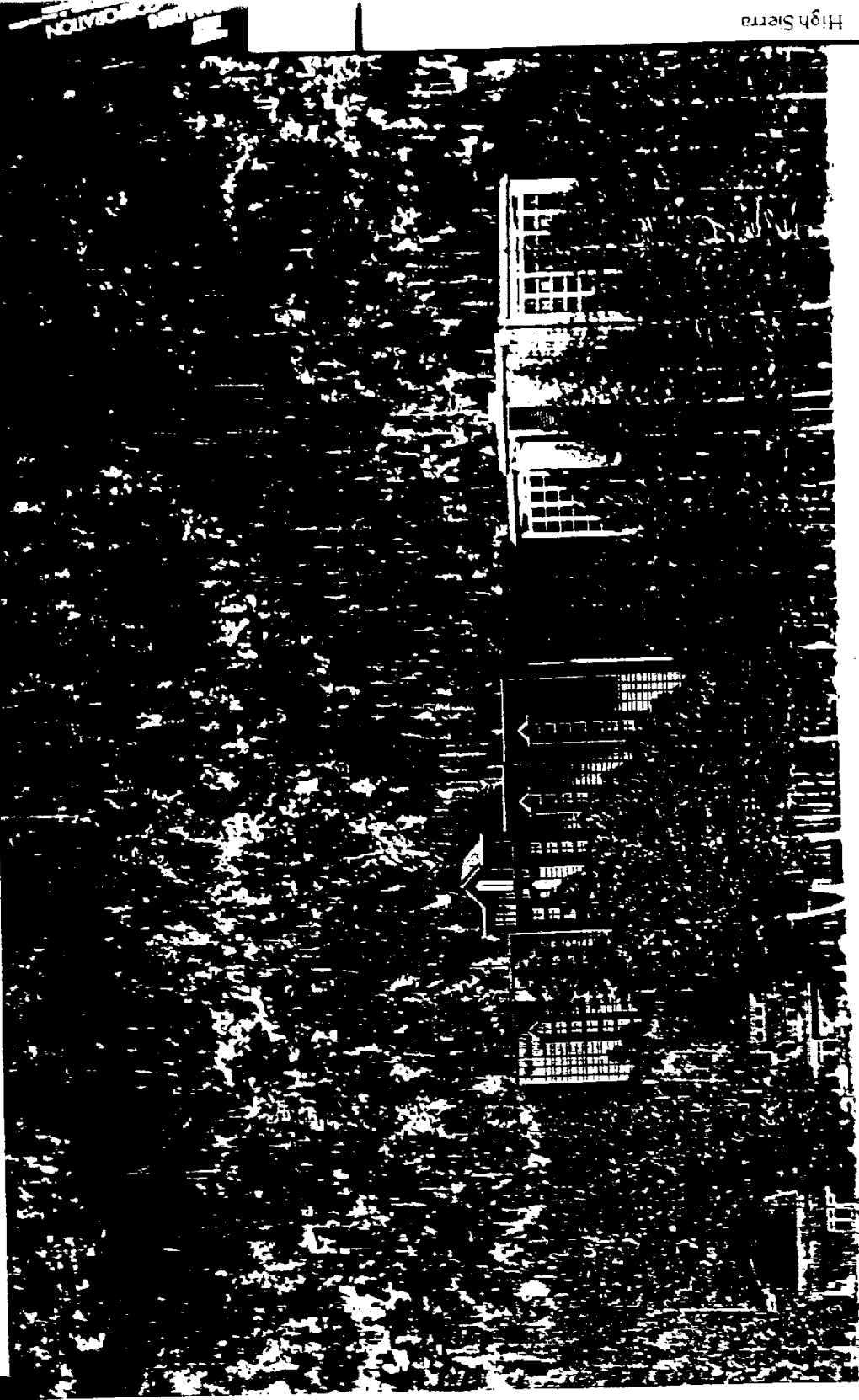
CONSENT CALENDAR ITEM 5

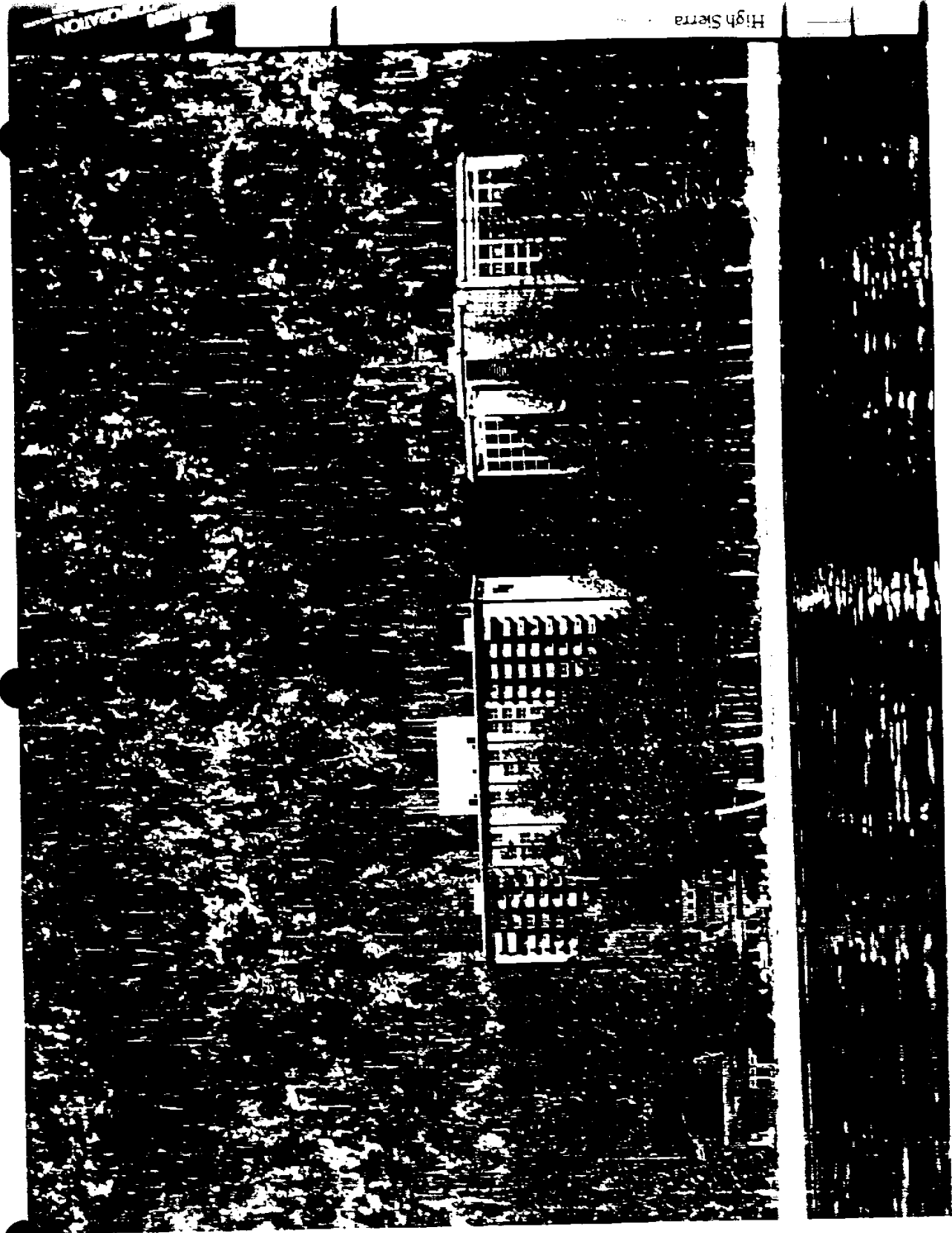
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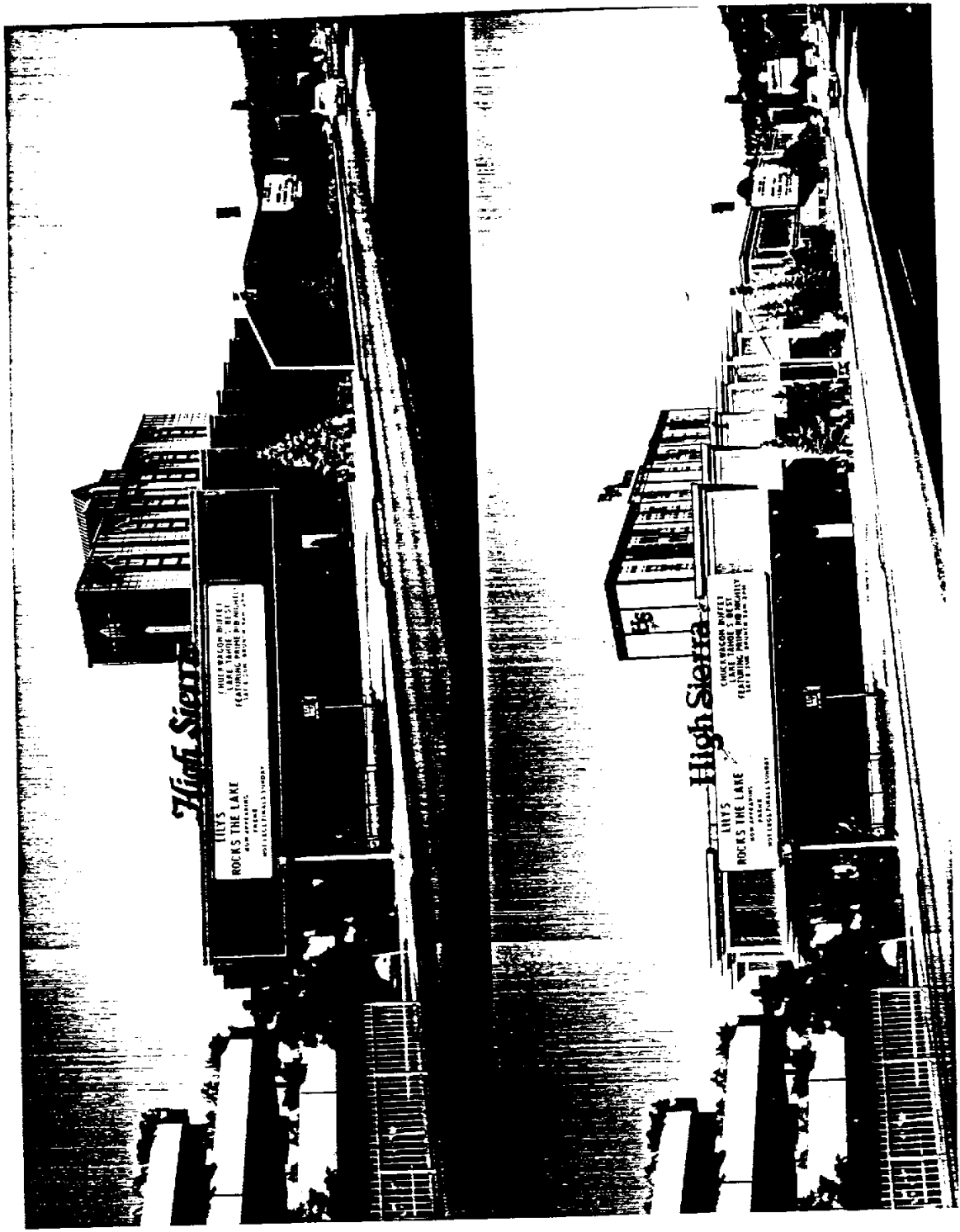
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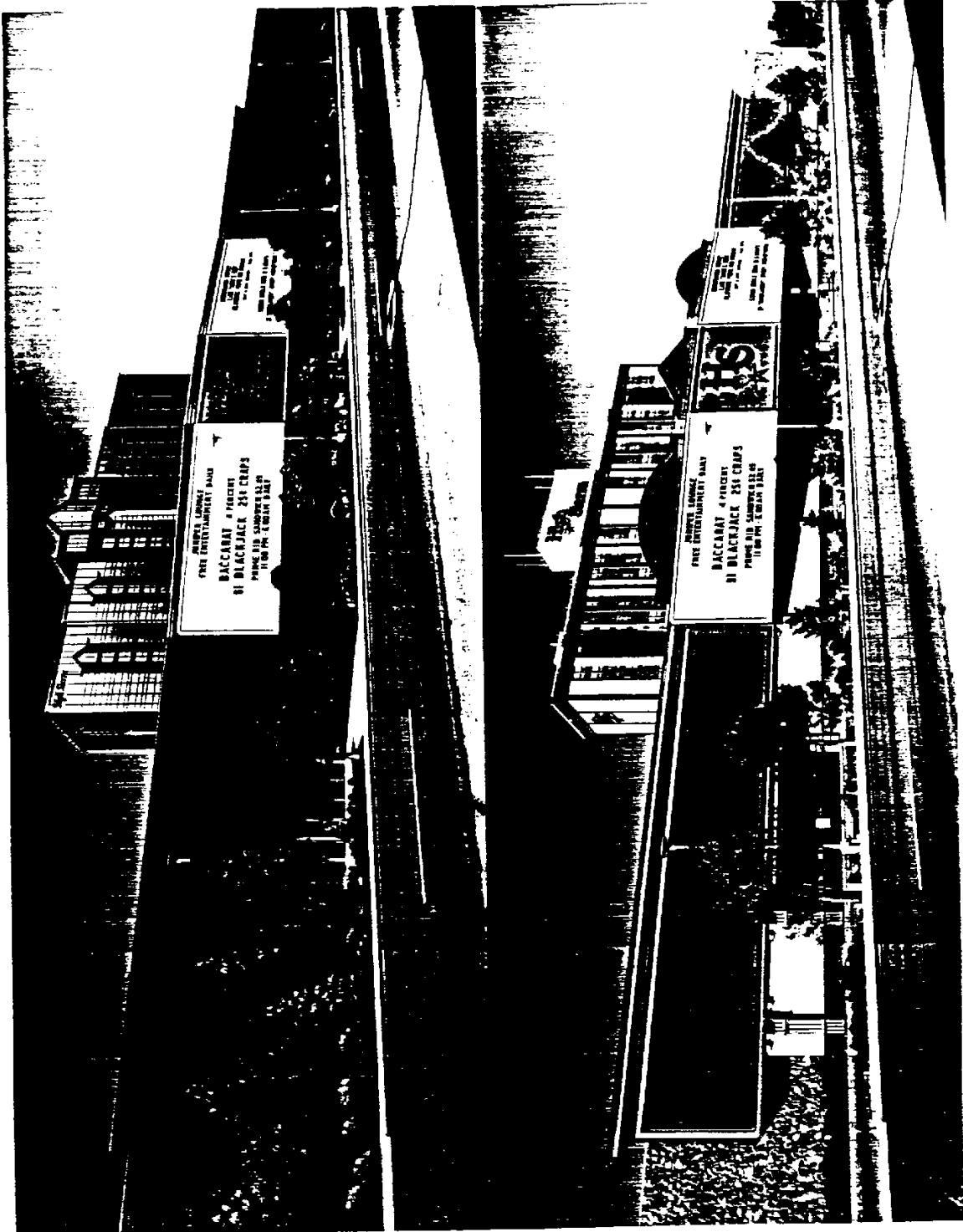


**HIGH DESERT MICROIMAGING, INC.  
1225 FINANCIAL BLVD  
RENO, NV 89502  
(775) 359-6980**

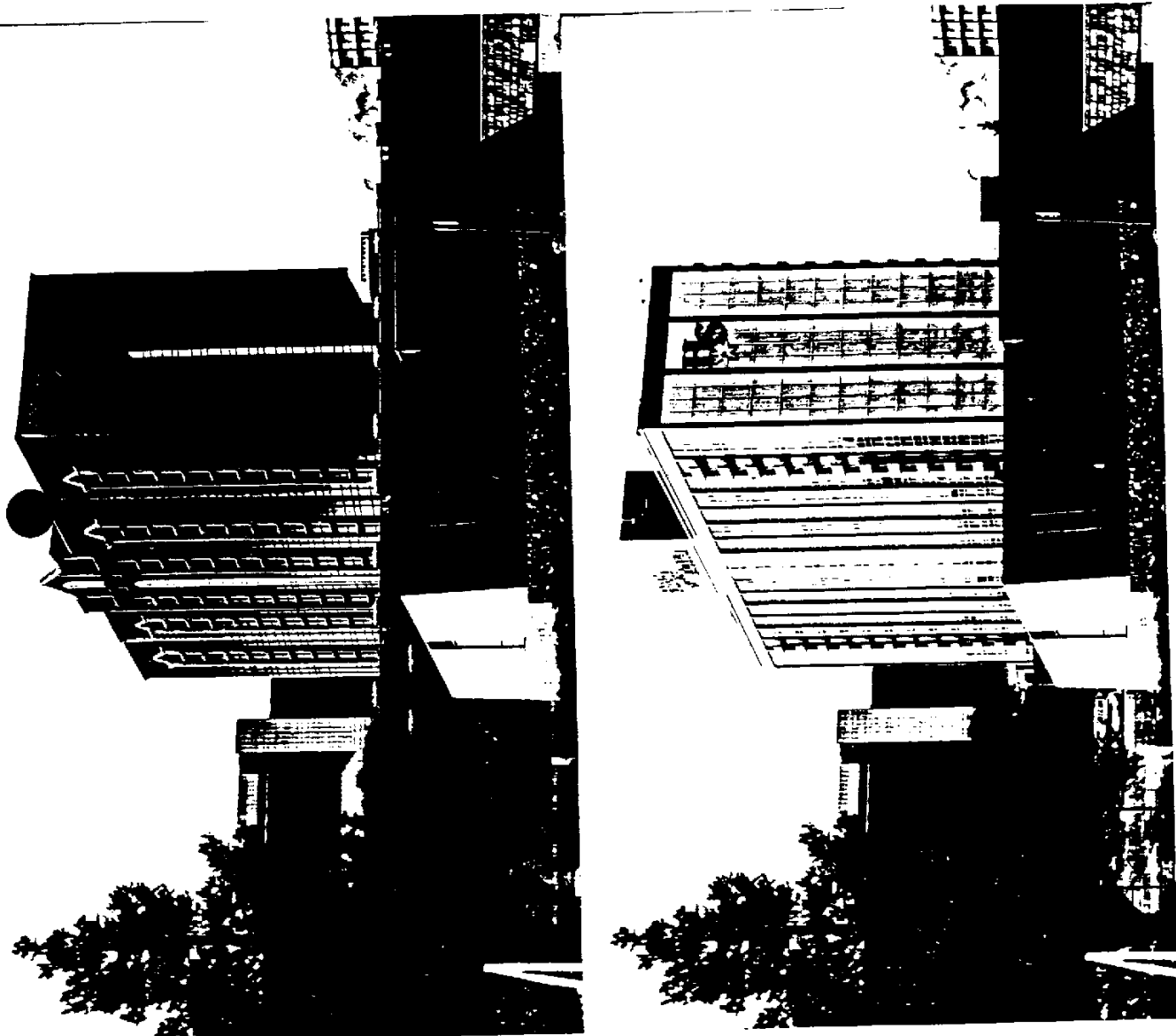


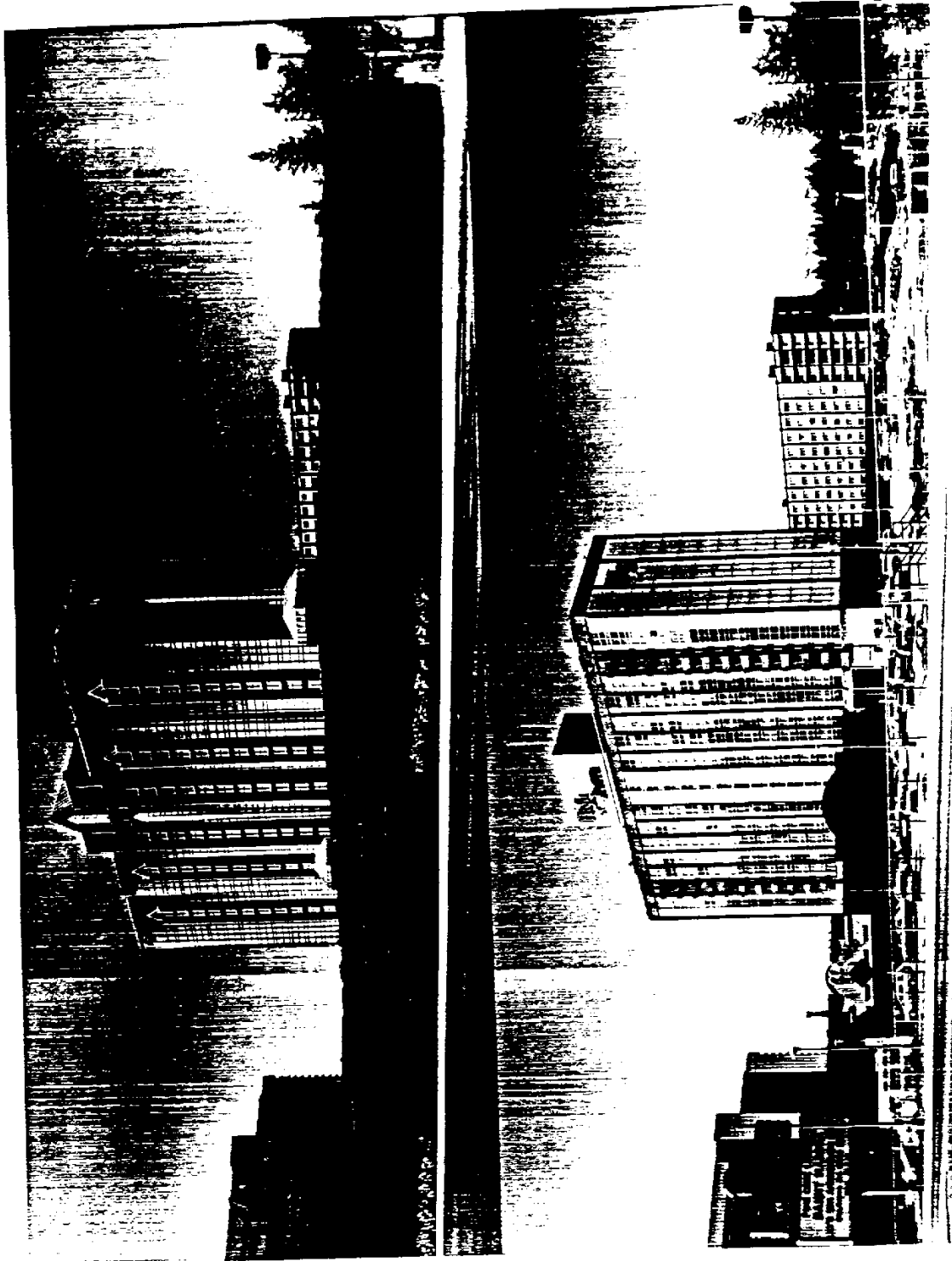












# TAHOE REGIONAL PLANNING AGENCY

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

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

(702) 588-4547  
Fax (702) 588-4527

## MEMORANDUM

August 13, 1990

To: TRPA Governing Board

From: TRPA Staff

Subject: Release of TRPA Water Quality Mitigation Funds  
(\$62,000) to Washoe County for Use on an IVGID  
Erosion Control Project (Contract 3)

### Summary

Washoe County requests the release of \$62,000 in water quality mitigation funds for use on an IVGID Erosion Control Project (see letter attached). The \$62,000 of TRPA water quality mitigation funds will provide the 25% match for the design and construction of the ski area parking and miscellaneous water quality improvements (Contract 3). The Nevada State Erosion Control Grant Program will provide 75% of the total cost. These projects are part of the Nevada State Erosion Control Grant Program, and are a high priority within the County's list of erosion control projects. Agency staff has participated in both conceptual design and pre-design meetings and, as a result, is quite familiar with the projects. Based on these factors, TRPA staff recommend the release of \$62,000 to expedite the design and construction of the projects.

### Conditions

1. The County shall use the funds only for the ski area parking project (Contract 3), and if the projects are not constructed in 10 years, the County shall return the funds with the accrued interest to the water quality mitigation fund.
2. The County shall keep complete records of all funds expended on the project and how they were used. Such records shall be made available for review and audit by the TRPA upon written request.

8/13/90

Summary Prepared by: Jerry Budy

CONSENT CALENDAR ITEM 6

# WASHOE COUNTY

"To Protect and To Serve"



DEPARTMENT OF PUBLIC WORKS  
FLOYD VICE, P.E., DIRECTOR

1001 E. NINTH STREET  
POST OFFICE BOX 11130  
RENO, NEVADA 89520  
PHONE: (702) 328-2040

July 12, 1990

1990-2592  
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JUL 24 1990

TAROE REGIONAL  
PLANNING AGENCY

Mr. Jerry Budy  
Senior Planner  
Taoe Regional Planning Agency  
P.O. Box 8896  
South Lake Tahoe, California 95731

RE: Request for Approval of Mitigation Funds for IVGID Erosion  
Control Contract 3

Dear Jerry:

As discussed with you by phone yesterday this letter is my request to approve release to Washoe County \$62,000 in Water Quality Mitigation Funds for use on Contract 3.

In accordance with our Interlocal Agreement with IVGID, Washoe County will allow IVGID to use these Water Quality Mitigation Funds to provide their 25% match for construction of Erosion Control Contract 3 (Ski Area Parking and Miscellaneous Water Quality Improvements). No other sources of funds will be used to pay for the local (25%) match of the Nevada State Erosion Control Grant offered to IVGID. Please refer to the enclosed cost estimate provided by IVGID for Contract 3.

Thank you for your assistance in this matter and please call if you need any additional information.

Sincerely,

FLOYD VICE  
Public Works Director

A handwritten signature in cursive script, appearing to read "David T. Price".

DAVID T. PRICE, P. E.

DTP/vp  
Enclosure

00 44

# 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  
Fax (702) 588-4527

## MEMORANDUM

August 13, 1990

To: TRPA Governing Board

From: TRPA Staff

Subject: Release of TRPA Water Quality Mitigation Funds  
(\$95,825) to Douglas County for Use on the KGID  
Summit Village Erosion Control Project

### Summary

Douglas County requests the release of \$95,825 in water quality mitigation funds for use on the KGID Summit Village Erosion Control Project (see letter attached). The \$95,825 of TRPA water quality mitigation funds will provide part of the 25% match for the design and construction of the KGID Summit Village. The Nevada State Erosion Control Grant Program will provide 75% of the total cost. These projects are part of the Nevada State Erosion Control Grant Program, and are a high priority within the County's list of erosion control projects. Agency staff has participated in both conceptual design and pre-design meetings and, as a result, is quite familiar with the projects. Based on these factors, TRPA staff recommend the release of \$95,825 to expedite the design and construction of the projects.

### Conditions

1. The County shall use the funds only for the KGID Summit Village project, and if the project is not constructed in 10 years, the County shall return the funds with the accrued interest to the water quality mitigation fund.
2. The County shall keep complete records of all funds expended on the project and how they were used. Such records shall be made available for review and audit by the TRPA upon written request.

8/13/90  
Summary Prepared by: Jerry Budy



DEPARTMENT OF PUBLIC WORKS

100-7-378  
RECEIVED  
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Planning  
Engineering  
Building and Safety  
Regional Transportation  
Building Maintenance  
Finance  
Road Maintenance  
Vehicle Maintenance  
AUG 11 1990

August 8, 1990

TAHOE REGIONAL  
PLANNING AGENCY

Tahoe Regional Planning Agency  
Mr. Jerry Budy, Senior Planner  
P. O. Box 1038  
Zephyr Cove, Nevada 89448-1038

Re: Use of Mitigation Funds for KGID Summit Erosion Control Project

Dear Mr. Budy:

Douglas County respectfully requests that TRPA Water Quality Mitigation Funds in the amount of \$95,825 be allocated to the KGID Summit Village Project. This would be combined with \$332,341 of Burton-Santini funds as 25% matching funds for the Nevada State Bond Act grants.

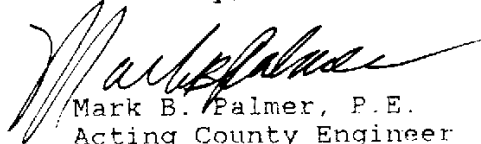
Total anticipated project costs amount to \$1,712,663. Upon approval of this allocation, Douglas County requests that \$6,288.10 be released to serve as 5.6% matching funds for work completed on the project to June 30, 1990, the end of the fiscal year.

The rest of the allocation would be requested as reimbursable on a monthly basis as work is completed on the project.

Since we are anticipating our internal audits to be completed by the end of August, I would ask that this request be addressed in a timely manner.

Thank you for your time and considerations.

Sincerely,

  
Mark B. Palmer, P.E.  
Acting County Engineer

cc: Anne Henderson, Accountant

MBP/ENTRPA/ks

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TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Project Name: Brockway Salvage Timber Sale.

Application Type: Resource Management, substantial tree removal.

Applicant: USDA Forest Service, Lake Tahoe Basin Management Unit.

Applicant's Representative: John Swanson, Fire & Timber Management Staff.

Agency Planner: Ed Skudlarek, Senior Planner, Project Review Division.

Location: The project area is located north of the community of Kings Beach and includes National Forest lands bounded by the California/Nevada border to the east, the Tahoe National Forest to the north, Highway 267 to the west, and the north shore of Lake Tahoe to the south (Section 36, T17N, R16E and Sections 1 & 2, T16N, R16 E. Also included is a small segment of land in Section 10, T16N, R17E. MDB&M).

Assessor's Parcel Number/Project Number: 580-103-90.

Project Description: The Forest Service proposes to harvest dead and dying trees. The 1,528 acre project area is divided into seven stands or cutting units. For this project dying trees are defined as trees so heavily infected by insects or disease, or mechanically damaged so as not to survive one year. The trees to be salvaged are located on National Forest lands. The main skid trails and access roads proposed for use remain from historic logging operations. The preferred alternative identified in the Environmental Assessment consists of salvaging only dead and dying trees. The estimated volume of timber to be removed is 280 thousand Million Board Feet (MBF).

Site Description: Most of the National Forest land in this plan area is undeveloped and is currently being managed for natural resource values. Dirt logging roads are dispersed throughout the area and the area is mostly covered by mature conifers, although a wide mixture of other plant communities is also present. The higher elevations offer spectacular views of Lake Tahoe and surrounding regions. Excellent wildlife habitat occurs in this planning area and opportunities exist for dispersed forms of recreation. High capability lands are intermixed with mostly high-hazard lands.

Issues: The proposed project involves substantial tree removal on a scale larger than that exempted by the TRPA/USFS Memorandum of Understanding and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC), and an Environmental Assessment (EA) in

order to assess the potential environmental impacts of the project. TRPA staff has determined that the project will not have significant environmental impacts as a result of mitigation measures which have been incorporated into the project. A copy of the completed IEC and EA will be made available at the Governing Board hearing and at TRPA.

- B. Plan Area Statement: The project is located within Plan Area 019, Martis Peak. The Land Use Classification is Conservation and the Management Strategy is Mitigation. Agency staff reviewed the subject plan area and has determined that the project, as conditioned, is consistent with the applicable planning statement, planning considerations, and special policies. The proposed activity is listed as an allowed use.
- C. Land Coverage: No additional land coverage will be created as a result of this project. The project does not involve any construction cost and therefore is not subject to excess coverage mitigation. The land capability classifications of the project area are primarily 1, 2, 3 and 4. The project includes revegetation of existing roads which will reduce the amount of disturbed areas in the watershed. The permit will be conditioned to require submittal of land coverage calculations for accounting and banking purposes.
- D. Required Findings: The following is a list of the required findings as set forth in Chapters 6 and 72 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the finding can 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.
    - (1) Land Use: The Forest Service shall apply Best Management Practices. Heavy equipment will be prohibited within SEZ buffers and on sustained slopes steeper than 30%. The project will not have an adverse effect on the Land Use Element of the Regional Plan.
    - (2) Transportation: A significant amount of additional daily vehicle trips will not be generated. The Forest Service will implement CALTRANS requirements for signage and other appropriate safety measures involving logging truck ingress and egress from Highway 267. The project is consistent with the Transportation Element of the Regional Plan.
    - (3) Conservation: The removal of dead and dying trees will promote forest health. SEZs will be protected. Snags shall be protected in accordance with Subsection 78.2.D of the Code and the LTBMU Forest Plan. The removal of dead and dying trees will have a positive effect on the visual quality of the natural landscape. The project, as conditioned, is consistent with the fisheries,

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wildlife, vegetation, cultural and soils subelements of the Conservation Element of the Regional Plan.

- (4) Recreation: The project will not have a long-term adverse impact on public recreation and the project is consistent with the Recreation Element of the Regional Plan. Short-term impacts will include temporary closure of some trails and roads to vehicle traffic, OHVs, and mountain bikes to assure public safety during timber harvest operations.
- (5) Public Service and Facilities: This project does not affect public services or facilities within the Tahoe Region.
- (6) Implementation: This project is consistent with the Implementation Element of the Regional Plan.

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

The basis for this finding is provided on the checklist entitled "Project Review Conformance Checklist and 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.

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(g) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph 2, above.)

4. The project or activity, based on a report from a qualified forester, is consistent with Chapter 71, Tree Removal, and the TRPA Code.

The timber harvest plan submitted was prepared under the supervision of a registered professional forester. The proposed project activities, as represented in the timber harvest plan, will be consistent with Chapter 71 and the TRPA Code.

- F. Required Actions and Findings: Agency staff recommends that the Governing Board approve the project by making the following motions and findings based on this staff summary and the evidence contained in the record:

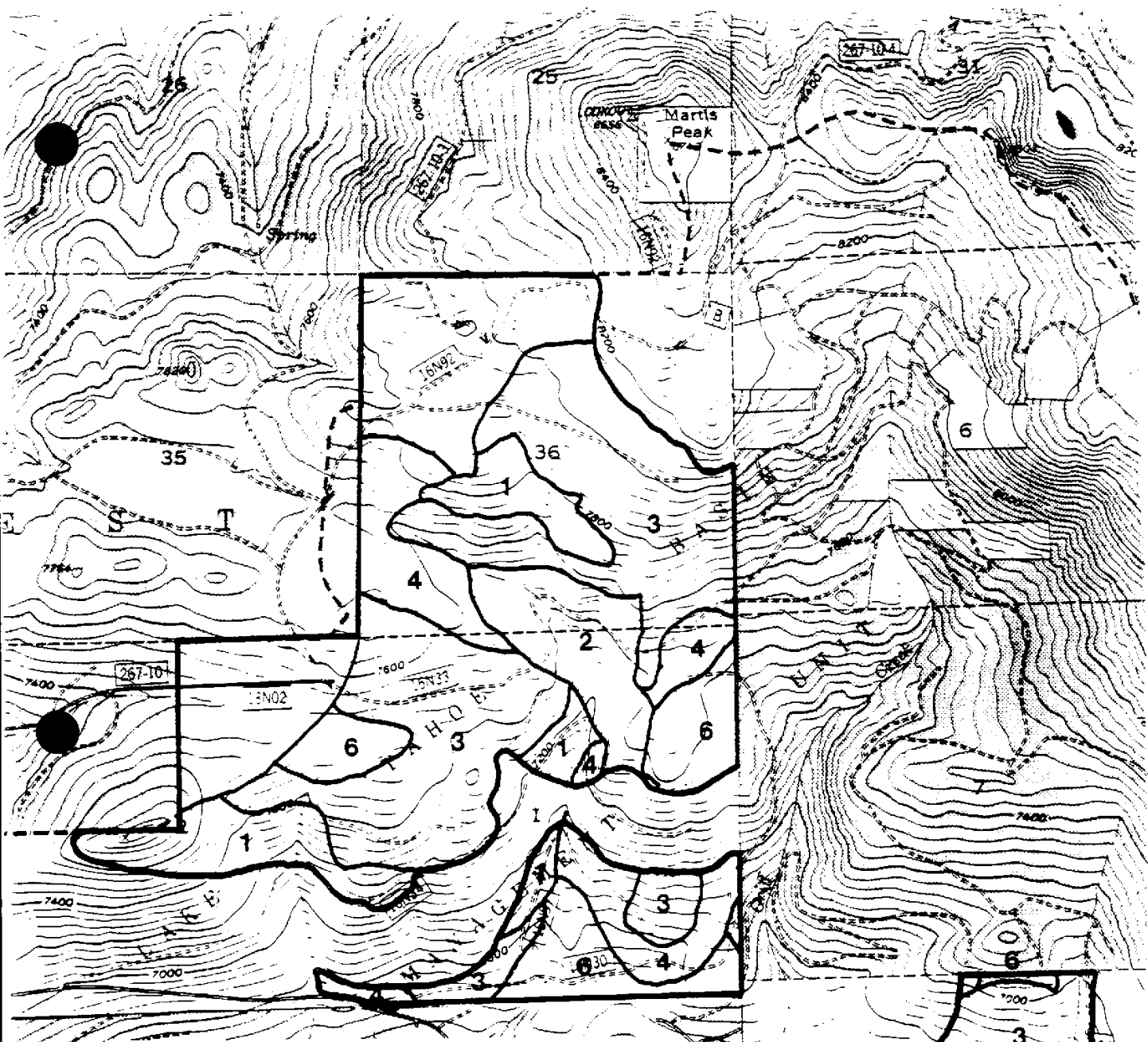
- I. A motion based on this staff summary, for the findings contained in Section D above, and a finding of no significant environmental effect.
- II. A motion to approve the project, based on the staff summary, subject to the following conditions:

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CONSENT CALENDAR ITEM 8.

- (1) The Standard Conditions of Approval listed in Attachment Q.
- (2) Prior to commencement of timber harvest operations, the following special conditions must be satisfied:
  - (a) The site plan shall be revised to show, or additional plans shall be prepared to show, by stands, the following:
    - (i) Delineation of SEZ buffer zones.
    - (ii) Selected tree removal methods as set forth in Subsection 71.3.E and 71.3.F, TRPA Code of Ordinances.
    - (iii) Existing roads, skid trails, and landings which will be revegetated upon completion of tree harvesting.
    - (iv) The design and location of sediment barriers or sediment traps and related BMPs designed to retain sediment from surface runoff generated on project roads, landings, or areas disturbed by skidding which may discharge into Stream Environment Zones.
    - (v) The design and location of improved channel crossings or temporary bridge spans.
    - (vi) The design of the proposed temporary road.
  - (b) The applicant shall submit a timber harvest schedule which also includes time frames for implementation of temporary and permanent Best Management Practices, winterization, and slash disposal.
  - (c) The applicant shall schedule preharvest inspections with TRPA staff prior to commencement of timber harvest operations. Primary skid trails, landing areas, cutting unit boundaries, and SEZ buffer zones shall be flagged and all trees to be removed and snags to be protected shall be marked (bole and stump) prior to the preharvest inspections.
  - (d) The applicant shall submit a dust control plan.
  - (e) The applicant shall submit a revegetation and soil stabilization plan in accordance with the USDA Forest Service R-5 Handbook of Best Management Practices and the TRPA Handbook of Best Management Practices, to be implemented upon completion of operations in each cutting unit and to be implemented by October 15.
  - (f) The applicant shall submit coverage calculations by Land Capability District for the purposes of accounting and

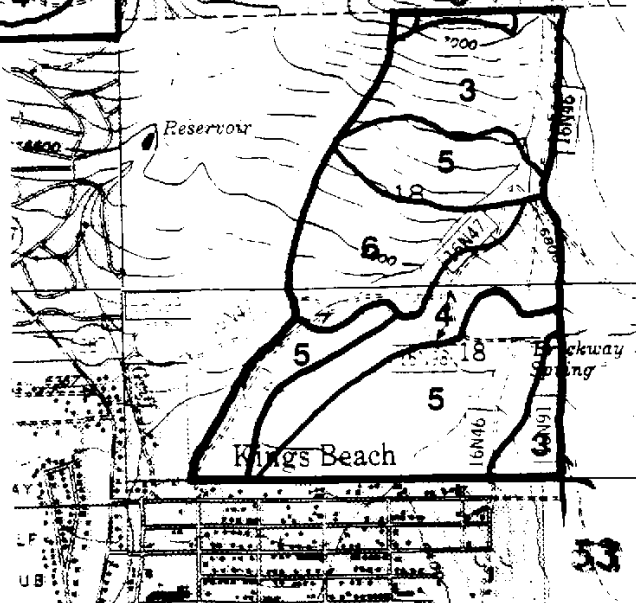
- (11) Existing disturbed areas and areas disturbed during harvest activities shall be revegetated and/or mulched in accordance with the USDA R-5 Handbook of Best Management Practices and the TRPA Handbook of Best Management Practices.
- (12) Wildlife standards regarding cull logs and slash piles as outlined in the LTBMU Forest Plan shall be implemented.



Map of TRPA Land Capability Classes  
Legend

- 1 Highly Sensitive Areas
- 2 Steep Mountain Slopes (30 to 50%)
- 3 Moderately Steep Mountain Slopes (9 to 30%)
- 4 Moderately Steep Mountain Slopes (9 to 30%)
- 5 Gently Sloping Foothills and Plains of 16% or less
- 6 Gently Sloping Foothills and Plains of 16% or less

Scale 1: 24,000



# 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  
Fax (702) 588-4527

August 10, 1990

## MEMORANDUM

To: TRPA Governing Board  
From: Agency Staff  
Subject: Land Capability Challenge; APN 84-010-07, 84-191-01 and 84-121-01

---

Owner: Wells Fargo Bank - Briggs Trust  
Agent: Carlos McClatchy and Gregg Lien  
2400 West Lake Blvd., Placer County

### Background

The owners of the property filed a land capability challenge in March, 1990. A soils report completed by Sid Davis, Certified Professional Soil Scientist was submitted by the agents with their land capability challenge application.

### Soils

The soil unit mapped for this parcel is TcB (Tallac gravelly coarse sandy loam, seeped, 0 to 5 percent slopes) as defined in the Soil Conservation Service Tahoe Area Soil Survey (Rodgers, 1974) and stream environment zone (SEZ) area associated with Ward Creek. The TcB soil map unit is assigned land capability class 5, allowing 25 percent land coverage and the SEZ area is class 1b with 1 percent land coverage.

The mapped geomorphic unit classification for this parcel is E-2 (Outwash, Till and Lake Deposits, low hazard lands).

The soils analysis of this parcel was done by Joseph A. Pepi, Certified Professional Soil Scientist, and a soils investigation report was prepared. The soils found on the parcel were placed into three different soil map units and two distinct SEZ areas. The soils on parcel 84-010-07 are mostly comprised of the old stream terrace soils and best represented by the TdB (Tallac gravelly sandy loam, 0 to 5 percent slopes) map unit and some area of the TcB (Tallac gravelly coarse sandy loam, seeped, 0 to 5 percent slopes) map unit. The soils on parcel 84-121-01 grade from the TbB soil map unit to the Lo (Loamy alluvial land) nearer Lake Tahoe. Parcel 84-191-01 has Ward Creek running along the north boundary with the soils above the stream terrace represented by the mapped TcB soil map unit. For the area of this parcel which is closer to Lake Tahoe the soils become poorly drained and are represented by the Lo soil map unit.

/gs  
8/10/90

CONSENT CALENDAR ITEM 9

These findings differ somewhat from the soils report prepared by Sid Davis and are more consistent with the original soils mapping done in the Soil Survey. Specifically, the Davis report identified the majority of the soils on parcel 84-191-01 as a soil map unit not recognized in the Soil Survey and created a new soil map unit and land capability class. Soils investigations done by Joseph Pepi could not confirm that the soil map unit GgB (Gefo stony coarse sand loam, extremely gravelly subsoil variant, 0 to 5 percent slopes) created by Sid Davis was continuous throughout the area identified in the Davis report and the majority of the soils on parcel 84-191-01 were most similar to the mapped TcB soil map unit. The boundaries of the SEZ areas identified in the Davis report did not fully recognize all of the areas of the property which had primary riparian vegetation which meets the SEZ criteria.

The terrace and dissected glacial outwash plain areas represented by the Tallac soils on these parcels are consistent with the mapped E-2 (Outwash, Till and Lake deposits, low hazard lands) geomorphic classification. The areas of Lo soils and SEZ are best represented by the E-3 (Alluvial, high hazard lands) geomorphic classification.

The boundaries of the proposed soil map units and corresponding land capability units are depicted on a topographic survey site plan of the parcels on file with TRPA. The land capability classifications and the percent of allowed land coverage assigned to the soil map units identified on these parcels are as follows:

Soil Map Unit Symbol	Soil Map Unit Name	Capability Class	Allowable Coverage (%)
TdB	Tallac gravelly sandy loam, 0 to 5 percent slopes	6	30
TcB	Tallac gravelly sandy loam, seeped, 0 to 5 percent slopes	5	25
Lo	Loamy alluvial land	1b	1
SEZ	Stream Environment Zone	1b	1

Staff Recommendation

Staff has inspected these parcels and reviewed the soils investigation reports finding the results to be consistent with the above conclusions. The staff recommends approval of the land capability challenge for all three parcels changing the land capability to classes 6, 5 and 1b as shown on the topographic survey site plan map on file and dated August 10, 1990.

# TAHOE REGIONAL PLANNING AGENCY

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Fax (702) 588-4527

## SOIL INVESTIGATION FOR PLACER COUNTY APN'S 84-010-07, 84-191-01, AND 84-121-01 2400 WEST LAKE BOULEVARD

### INTRODUCTION

A soil investigation was conducted on APN'S 84-010-07, 84-191-01, and 84-121-01, Placer County, California. The total size of the three parcels is 22 acres and they are located south of Pineland, California, southeast of Highway 89 and south of Ward Creek. A detailed topographic map at a scale of 1 inch equals 50 feet shows the boundaries of the parcels. This investigation was done to obtain detailed information about the soil map units and Land Capability Classes present on these parcels.

### ENVIRONMENTAL SETTING

TRPA Land Capability Map C-9 shows two land capability districts on these parcels. These districts are; Capability Class 1b - Stream Environment Zone (SEZ), and Capability Class 5 - TcB (Tallac gravelly coarse sandy loam, 0 to 5 percent slopes). These parcels are mapped within geomorphic unit, E-2 (Outwash, Till, and Lake Deposits, low hazard lands), in the Bailey Geomorphic Analysis of the Lake Tahoe Basin.

There are three major landscape features on the parcel: a glacial outwash plain dissected with numerous relict stream channels adjacent to Ward Creek in the northwest portion, an old stream terrace in the southwest portion, and a backshore area that is influenced by both glacial outwash and loamy alluvium deposited by Lake Tahoe, in the southeast portion of the study area.

Vegetation on the dissected glacial outwash plain consists of a stand of white fir, black cottonwood, Jeffrey pine, and lodgepole pine, with an understory of small cottonwood, willow, thimbleberry, willow herb and whitethorn. On the old stream terrace the vegetation consists of an overstory of Jeffrey pine and white fir, with an understory of mules ear wyethia, whitethorn, bitterbrush, manzanita, squaw carpet, chinquapin and perennial and annual grasses. The vegetation in the backshore area is dominated by a lodgepole, aspen, and scattered white fir overstory, with an equisetum, willow, sedge, rush, cow parsnip, fern, strawberry, and willow herb understory.

The soils have formed in moderately coarse and medium textured material. The soils are deep on the glacial outwash fans. The moderately coarse textured soils are moderately well and well drained and the medium textured soils are poorly drained. There are areas of stream environment zone (SEZ) in the central and southeastern portion of the parcel.

## PROCEDURES

A series of soil pits were dug using shovels and a hand auger to determine the soil map units present on this parcel. After determining which soil map units were present, three soil pits were selected that were representative of the soil series on the parcel and these profiles were examined and described in detail. Copies of these soil descriptions are included in this report. Slopes were measured using a clinometer.

## FINDINGS

Three different soil map units were found on this parcel. One is related to the stream dissected glacial outwash plain, one is related to the old stream terrace, and one is related to the glacial outwash and lake deposits in the backshore area.

The deep, well drained soils on the old stream terrace are the most extensive. They are characterized as having dark grayish brown and dark brown medium acid gravelly sandy loam topsoils over brown very cobbly and very gravelly sandy loam. This soil is representative of the Tallac series recognized in the Soil Survey for the Lake Tahoe Basin. The soil map unit of this series found on the parcel is not currently recognized in the Basin Soil Survey, but was created to reflect the slope range and soil drainage condition found in this portion of the study area. This will be represented by the TdB (Tallac gravelly sandy loam, 0 to 5 percent slopes) map unit. This soil is classified in the B Hydrologic Group. The TdB map unit has a moderately low runoff potential and a slight relative erosion hazard.

The deep, poorly drained soils in the backshore area are characterized as having dark grayish brown and brown loam surface layer over a brown and grayish brown loam and silty clay loam underlying layer. These soils are best represented by the Lo (Loamy Alluvial Land) map unit, which is classified in the D Hydrologic Group. This map unit has a high runoff potential and a slight relative erosion hazard.

The deep, moderately well drained soils on the dissected glacial outwash plain are characterized as having a dark brown and grayish brown cobbly and gravelly sandy loam surface layer over a brown sandy loam and silt loam underlying layer. The silica cemented horizon identified in the Tallac series was not found in the depth of soil that was examined in the detailed soil profile description, however the color, texture, and hydrologic characteristics were similar. This soil is best represented by the Tallac series recognized in the Soil Survey for the Lake Tahoe Basin and the TcB (Tallac gravelly coarse sandy loam, seeped, 0 to 5 percent slopes) map unit. This soil would be classified in the C Hydrologic Group and has a moderately high runoff potential. The relative erosion hazard of this map unit is slight.

The location and extent of each of the map units is delineated on the detailed topographic map of the parcel.



## CONCLUSIONS

The soil map units and land capability classes found in this detailed soil investigation for APN's 84-010-07, 84-191-01, and 84-121-01 consists of two identified in the Soil Survey for the Lake Tahoe Basin and the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974) and one created by interpretation of the soil profile information and relating those findings to the the Soil Survey and Bailey Land Classification System.

The soil map units and their and capability classification are shown in the following table:

Soil Map Unit Symbol	Soil Map Unit Name	Capability Class	Allowable Coverage (%)
TdB	Tallac gravelly sandy loam 0 to 5 percent slopes	6	30
TcB	Tallac gravelly coarse sandy loam seeped, 0 to 5 percent slope	5	25
Lo	Loamy Alluvial Land	1b	1

*Joseph Pepi*

Joseph Pepi  
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APN 84-010-07 PLACER COUNTY

Representative Soil Profile No. 1:

Soil Classification: loamy-skeletal, mixed, frigid, Pachic Xerumbrepts

Soil Series: Tallac, seeped

Oi -- 2 to 0 inches: White fir and Jeffrey pine needles and twigs

A1 -- 0 to 6 inches; dark grayish brown (10YR 4/2) cobbly sandy loam, very dark grayish brown (10YR 3/2) moist; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; common very fine and fine, and few medium roots; many very fine and fine interstitial pores; 20 percent gravel and 15 percent cobbles; medium acid; clear smooth boundary.

A2 -- 6 to 17 inches; grayish brown (10YR 5/2) gravelly sandy loam, very dark grayish brown (10YR 3/2) moist; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; common fine and few medium and coarse roots; many very fine and fine interstitial pores; 15 percent gravel and 5 percent cobbles; medium acid; clear wavy boundary.

C1 -- 17 to 31 inches; brown (10YR 5/3) gravelly fine sandy loam, dark grayish brown (10YR 3/2) moist; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; few fine, medium, and coarse roots; many very fine and fine interstitial pores; 25 percent gravel and 5 percent cobbles; medium acid; clear wavy boundary.

C2 -- 31 to 40 inches; brown (10YR 5/3) gravelly silt loam, very dark grayish brown (10YR 3/2) moist; common, medium, distinct brownish yellow (10YR 6/6) and light gray (10YR 7/1) mottles; massive; soft, very friable, nonsticky and nonplastic; few fine, and common medium and coarse roots; many very fine and fine interstitial pores; 25 percent gravel and 5 percent cobbles; medium acid; clear wavy boundary.

C3 -- 40 to 53 inches; brown (10YR 5/3) very gravelly sandy loam, dark brown (10YR 3/3) moist; few fine faint brownish yellow (10YR 6/6) mottles; massive; soft, very friable, nonsticky and nonplastic; few medium roots; many very fine and fine interstitial pores; 25 percent gravel and 10 percent cobble; strongly acid.

Representative Soil Profile No. 2:

Soil Classification: loamy-skeletal, mixed, frigid, Pachic Xerumbrepts

Soil Series: Tallac

O<sub>i</sub> -- 1 to 0 inches: White fir needles and twigs

A<sub>1</sub> -- 0 to 4 inches; dark grayish brown (10YR 4/2) gravelly sandy loam, very dark grayish brown (10YR 3/2) moist; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; 20 percent gravel and 2 percent cobbles; medium acid; clear smooth boundary.

A<sub>2</sub> -- 4 to 14 inches; dark brown (10YR 4/3) gravelly sandy loam, very dark grayish brown (10YR 3/2) moist; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; common fine and medium, and few coarse roots; many very fine and fine interstitial pores; 15 percent gravel and 5 percent cobbles; medium acid; clear wavy boundary.

C<sub>1</sub> -- 14 to 24 inches; brown (10YR 5/3) gravelly sandy loam, dark brown (10YR 3/3) moist; massive; soft, very friable, nonsticky and nonplastic; common fine and medium, and few fine roots; many very fine and fine interstitial pores; 25 percent gravel and 5 percent cobbles; medium acid; clear wavy boundary.

C<sub>2</sub> -- 24 to 38 inches; brown (10YR 5/3) very cobbly sandy loam, very dark grayish brown (10YR 3/2) moist; massive; soft, very friable, nonsticky and nonplastic; common medium and few coarse roots; many very fine and fine interstitial pores; 30 percent gravel and 15 percent cobbles; medium acid; clear wavy boundary.

C<sub>3</sub> -- 38 to 60 inches; pale brown (10YR 6/3) very gravelly sandy loam, dark brown (10YR 4/3) moist; massive; soft, very friable, nonsticky and nonplastic; few medium roots; many very fine and fine interstitial pores; 35 percent gravel and 10 percent cobble; strongly acid.

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Representative Soil Profile No. 3:

Soil Classification: fine-loamy, mixed, frigid, Humic Haplaquepts

Soil Series: (No soil series is recognized in the Lake Tahoe Basin, but this profile can be classified as the Loamy Alluvial Land miscellaneous land type).

- O1 -- 1 to 0 inches: Lodgepole pine needles and twigs, and other vegetative matter
- A1 -- 0 to 5 inches; dark grayish brown (10YR 4/2) gravelly loam, very dark brown (10YR 2/2) moist; moderate fine subangular blocky structure; soft, very friable, slightly sticky and nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; 15 percent gravel; medium acid; clear smooth boundary.
- A2 -- 5 to 12 inches; dark grayish brown (10YR 4/2) loam, very dark brown (10YR 2/2) moist; weak fine subangular blocky structure; soft, very friable, slightly sticky and nonplastic; common very fine and fine roots; many very fine and fine interstitial pores; 15 percent gravel; medium acid; clear wavy boundary.
- A3 -- 12 to 18 inches; brown (10YR 5/3) loam, dark grayish brown (10YR 3/2) moist; common fine faint brownish yellow (10YR 6/6) and few fine faint light gray (10YR 7/1) mottles; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; common very fine and fine roots; many very fine and fine interstitial pores; 5 percent gravel; medium acid; clear wavy boundary.
- C1 -- 18 to 28 inches; brown (10YR 5/3) loam, very dark grayish brown (10YR 3/2) moist; many, medium, prominent brownish yellow (10YR 6/8) and common medium distinct light gray (10YR 7/1) mottles; massive; soft, very friable, slightly sticky and nonplastic; common very fine and fine roots; many very fine and fine interstitial pores; 10 percent gravel; medium acid; clear wavy boundary.
- C2 -- 28 to 37 inches; brown (10YR 5/3) silt loam, dark brown (10YR 3/3) moist; many, medium, prominent brownish yellow (10YR 6/8) and many, medium, prominent light gray (10YR 7/1) mottles; massive; soft, very friable, slightly sticky and nonplastic; few very fine and fine roots; many very fine tubular and fine interstitial pores; 10 percent gravel; medium acid; clear smooth boundary.
- C3 -- 37 to 46 inches; grayish brown (10YR 5/2) heavy loam, dark grayish brown (10YR 4/2) moist; many, large, prominent brownish yellow (10YR 6/8) and many large prominent light gray (10YR 7/1) mottles; massive; few very fine and fine roots; soft, very friable, slightly sticky and nonplastic; many very fine tubular and fine interstitial pores; 10 percent gravel; medium acid; clear wavy boundary.

IIC4g 46 to 53 inches; grayish brown (10YR 5/2) silty clay loam, dark grayish brown (10YR 4/2) moist; many, large, prominent strong brown (7.5YR 5/8) mottles; massive; hard, firm, sticky and plastic; few very fine and fine roots; many fine tubular interstitial pores; 10 percent gravel; medium acid; clear wavy boundary.

IIC5g 53 to 60 inches; grayish brown (10YR 5/2) silty clay loam, dark grayish brown (10YR 4/2) moist; many, large, prominent dark brown (7.5YR 4/4) mottles; massive; hard, firm, sticky and plastic; common very fine tubular pores; 10 percent gravel; slightly acid.

**DAVIS<sup>2</sup>**

**Consulting Earth Scientists**

P.O. Box 734 Georgetown, California 95634 (916) 533-1405

November 17, 1989

**Soil Investigation and Survey  
for the  
McClatchy Property  
Placer County, California**

**RECEIVED**

**APR 27 1990**

**TAHOE REGIONAL  
PLANNING AGENCY**

**Introduction:**

A soil survey and soil investigation was made on the McClatchy parcel in Placer County in November, 1989. This parcel is about 3 miles south of Tahoe City. It is bounded on the north west by Highway 89, on the north east by Ward Creek and the east by Lake Tahoe.

This work was done at the request of Carlos McClatchy. The objective of this work was to conduct a more detailed soil survey for the parcel than currently available and relate the results to Land Capability, allowable coverage and stream environment zones, as utilized in the Lake Tahoe Basin.

Personnel involved in this investigation and mapping project were Grant Kennedy, John H. Rogers and Sidney W. Davis, Certified Professional Soil Scientists.

**Environmental Setting:**

The geologic map for the north half of the Tahoe Basin (Mathews) shows the McClatchy parcel within Lake deposits (Qd). The geomorphic analysis of the Lake Tahoe Basin by Bailey shows this parcel within outwash, till and Lake Deposits (E2). Soils are shown on TRPA Map sheet C-9 (Sour Point) as TcC (Tallac gravelly coarse sandy loam, seeped, 5 to 9 percent slopes).

## Soil Investigation and Survey for the McClatchy Property Placer County, California

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The property lies on the eastern edge of Ward Valley. The physiography is nearly level to gently sloping glacial outwash plain. Ward Creek has criss crossed this property in the past leaving deep beds of extremely gravelly sands. Now Ward Creek has entrenched itself along the northeast boundary of the property. This outwash plain is wooded with White fir and Jeffrey pine, with an understory of bitter brush and squaw carpet. Near the lake, the glacial outwash has been modified by lake deposits and has received loamy alluvium on the surface. This area is influenced by groundwater. The vegetation is Lodgepole pine, cottonwood, aspen, White fir, open areas of sedges and meadow grasses. There are some Jeffrey pine, Lodgepole pine and White fir along the transition zone between the two areas. Ward Creek is a third order stream with flows along the north east border of the property.

There three separate parcels within this study area, each with residential dwelling units and associated works and structures.

### Procedures:

The soil survey of the Tahoe Basin (Rogers, et. al.) was reviewed concerning the kinds and locations of soils that are delineated on the 1:24,000 scale maps in relation to the McClatchy property. The McClatchy's provided a line drawn map of the property at a scale of 1 inch equals 50 feet for use as a base map.

The soils were examined by using a hand auger and backhoe. The slopes were measured with a hand held clinometer. The boundaries between each soil unit were traversed and delineated on the line map.

Representative sites were selected for each different soil type occurring in the tract. The soil profiles of these locations were examined and described in detail. The location of these sites are show on the line

Soil Investigation and Survey for the McClatchy Property  
Placer County, California

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map and copies of these soil descriptions are included in this report for reference.

**Findings:**

Four different soil mapping units were found on the McClatchy property. These are listed and discussed as follows.

Map symbol - Lo (Loamy alluvial land)

These soils are found along the south end of the property that borders the Lake. The vegetation is White fir, aspen, cottonwood, Lodgepole pine, sedges and meadow grasses. The soils are variable but generally consist of very dark brown sandy loam and loam surface soil over brown highly mottled subsoil. These soils are saturated for extended periods. Soil drainage is poor or very poor. Soil profile No. 3 is representative of these soils. There is a narrow band of Be (Beaches) included adjacent to the Lake. This unit is considered a stream environmental zone and receives Land Capability Class Ib.

Map symbol - TcB (Tallac gravelly coarse sand loam, seeped, 0 to 5 percent slopes).

This unit occurs in a transition zone between the Loamy alluvial land and the well drained soils to the north and east. The vegetation is Jeffrey pine, White fir, Lodgepole pine and a trace of braken fern. The soils occupy nearly level to gently sloping topography. They characteristically have grayish brown medium acid sandy loam or gravelly coarse sandy loam surface soils over light gray to light yellowish brown, medium acid silt loams to very cobby coarse



Soil Investigation and Survey for the McClatchy Property  
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sandy loam. There generally is a restrictive layer below 40 inches. These soils are moderately well drained. They are subject to seepage during snow melt periods when water accumulates in the lower horizons. Soil profile No. 4 is representative of this unit. The soils in this unit would have a slight relative erosion potential and a moderately high runoff potential. They have been classified as being in Land Capability Class 5.

Map symbol - TdB (Tallac gravelly coarse sandy, 0 to 5 percent slopes)

This soil unit has not previously been defined in the Lake Tahoe Basin. It is proposed because there presently is no mapping unit for a well drained Tallac soil with slopes less than 5 percent. It occurs in the north west portion of the property from Highway 89 to half way to the Lake. The vegetation is White fir, Jeffrey pine, bitterbrush, squaw carpet, wyethia and ribes.

These soils occur on nearly level to gently sloping topography. They are deep and well drained. Characteristically they have brown medium acid coarse sandy loam to gravelly coarse sandy loam surface soils and brownish yellow, medium acid very gravelly or cobble coarse sandy loam subsoil. Lenses of slightly cemented material occurs between 50 and 60 inches. Soil profile No. 2 is representative of this unit.

Included in this unit are areas characterized by having about 3 feet of grayish brown sandy loam over extremely gravelly coarse sand. Soil profile No. 5 is representative of this inclusion.

The soils of this unit have a slight relative erosion potential and a slow runoff potential.

They are placed in Land Capability Class 6 in accordance with

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**Soil Investigation and Survey for the McClatchy Property  
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criteria utilized in the Basin.

Map symbol - GgB (Gefo stony coarse sandy loam, extremely gravelly subsoil variant, 0 to 5 percent slopes).

This soil unit has not previously been defined in the Lake Tahoe Basin. It is proposed because there is presently no mapping unit for a deep excessively drained sandy-skeletal soil formed from glacial outwash. This unit most closely resembles the Gefo series, but differs by having an extremely gravelly coarse sand subsoil. The vegetation is white fir and Jeffrey pine.

These soils occur on nearly level to gently sloping topography. They can be characterized as having grayish brown medium acid stoney, coarse sandy loam surface soil and pale brown medium acid extremely gravelly coarse sand subsoils. Soil profile No. 1. is representative of this area. Included are small areas which have very cobbly loamy sand surface soil. Soil profile No. 6 is representative of this inclusion.

The soil in this unit has a slight relative erosion potential and a very slow runoff potential. The hydrologic soil group is A. They are placed in Land Capability Class 7 in accordance with criteria utilized in the Basin.

**Conclusions:**

The soils on the McClatchy property were mapped in detail on a large scale line drawn map which is with this report. There are four different soil mapping units. These are summarized in the following table and the Land Capability and allowable land coverage as utilized in the Tahoe Basin as shown for each unit.

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Soil Investigation and Survey for the McClatchy Property  
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Map Sym	Soil Name	Capability Class	Allowable Land Coverage (%)
Lo	Loamy alluvial land	1b	1
TcB	Tallac gravelly coarse sandy loam, seeped, 0 to 5 percent slope	5	25
TdB	Tallac gravelly coarse sandy loam, 0 to 5 percent slope	6	30
GgB	Gefo stony coarse sandy loam, extremely gravelly subsoil variant, 0 to 5 percent slopes	7	30

Respectfully submitted,



Sidney Davis  
Certified Professional  
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Soil Investigation and Survey for the McClatchy Property  
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Soil Profile No. 1

GgB - Soil not defined in Tahoe Basin Soils Report. (Proposed as Ggfo stony coarse sand loam, extremely gravelly subsoil variant, 0 to 5 percent slopes.)

Vegetation - White fir, Jeffrey pine, little or no understory.

Slope - 2 percent

Drainage - Somewhat excessively drained

O 1 to 0 inches, conifer needles and duff

A1 0 to 9 inches, grayish brown (10YR 5/2) sandy loam, very dark grayish brown (10YR 3/2) moist, weak fine granular structure; soft, very friable, nonsticky and nonplastic; common fine and medium roots; many very fine and fine interstitial pores; medium acid; clear wavy boundary.

AC 9 to 22 inches, gray (10YR 5/1) very gravelly coarse sand, dark brown (10YR 3/3) moist; single grain; loose, very friable nonsticky and nonplastic; many fine to coarse roots; many fine and medium interstitial pores; medium acid; 45 percent gravels, 10 percent cobbles, 5 percent stones; gradual wavy boundary.

C1 22 to 34 inches, pale brown (10YR 6/3) extremely gravelly coarse sand, brown (10YR 4/3) moist; single grain; loose, nonsticky and nonplastic; many fine to coarse roots; many fine to coarse interstitial pores; medium acid; 45 percent gravels; 15 percent cobbles and 10 percent stones; gradual wavy boundary.

C2 34 to 60 inches, light yellowish brown (10YR 6/4) extremely gravelly coarse sand, brown (10YR 5/3) moist; single grained; loose, nonsticky and nonplastic; common fine to coarse roots; many fine and medium interstitial pores; medium acid; 40 percent gravels, 15 percent cobbles, and 15 percent stones.

Note: No evidence of wetness; hydrologic group A

Soil Classification: Sandy skeletal, mixed frigid Entic Xerembrepts

Soil Series: Not mapped in Tahoe Basin

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Soil Investigation and Survey for the McClatchy Property  
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Soil Profile No. 2

TdB - Tallac coarse sandy loam, 0 to 5 percent slopes

Vegetation - White fir, Jeffrey pine, bitterbrush, squaw carpet, wyethia,  
ribes.

Slope - 2 percent

Drainage - Well drained

O 1 to 0 inches, conifer needles and duff

A11 0 to 10 inches; dark grayish brown (10YR 4/2) coarse sandy loam, very dark brown (10YR 2/2) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; common fine and medium roots; many very fine and fine interstitial pores; medium acid; 5 percent gravels; clear smooth boundary.

A12 10 to 20 inches; brown (10YR 5/2) cobbly coarse sandy loam very dark brown (10YR 3/2) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; many fine and medium roots; many very fine and fine interstitial pores; medium acid; 5 percent gravels and 10 percent cobbles; clear smooth boundary.

C1 20 to 40 inches, lightly yellowish brown (10YR 6/4) very cobbly coarse sandy loam, brown (10YR 4/3) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine to coarse roots; many very fine and fine interstitial pores; medium acid; 20 percent gravels and 25 percent cobbles; gradual wavy boundary.

C2 40 to 50 inches; brownish yellow (10YR 6/6) very gravelly coarse coarse sandy loam, brown (10YR 4/4) moist; massive; slightly hard, friable; nonsticky and nonplastic; many fine and medium roots; many very fine and fine interstitial pores; strongly acid; 40 percent gravels and 20 percent cobbles; gradual smooth boundary.

C3 50 to 60 inches, brownish yellow (10YR 6/6) very gravelly coarse sandy loam, brown (10YR 4/4) moist; slightly hard, friable, nonsticky and nonplastic; few fine and medium roots; many very fine and fine interstitial pores; strongly acid; 40 percent gravels and 20 percent cobbles.

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Soil Investigation and Survey for the McClatchy Property  
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Note: C3 horizon has lenses of slightly cemented material; no evidence of wetness in profile. Hydrologic group B.

Soil Classification: Loamy - skeletal, mixed, frigid, Pachic Xerumbrepts  
Soil Series: Tallac

Soil Profile No. 3

Lo - Loamy alluvial land

Vegetation - White fir; aspen, cottonwood, Lodgepole pine, sedges and perennial grasses.

Slope - 1 percent

Drainage - Poorly drained

(Colors are moist)

0 2 to 0 inches, mixed of conifer needles, leaves and twigs.

A11 0 to 12 inches, very dark grayish brown (10YR 3/2) gravelly coarse sandy loam; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; many very fine to medium roots; many very fine and fine interstitial pores; medium acid; 20 percent gravels; clear smooth boundary.

A12 12 to 23 inches, very dark brown (10YR 2/2) loam; weak medium subangular blocky structure; slightly hard, very friable, slightly sticky and slightly plastic; many very fine to medium roots; common very fine and fine tubular and interstitial pores; medium acid; abrupt wavy boundary.

C1 23 to 38 inches, brown (10YR 5/3) heavy loam with common medium prominent strong brown (7.5YR 5/6) mottles; weak coarse subangular blocky structure; slightly hard, very friable, sticky and slightly plastic; few fine and medium roots; common very fine and fine tubular and interstitial pores; medium acid; clear smooth boundary.

C2g 38 to 50 inches, gray (5YR 5/1) gravelly loam with many medium prominent yellowish red (5YR 4/6) mottles; massive; slightly hard, very friable, sticky and slightly plastic; very few fine roots; common very fine and fine tubular and interstitial pores.

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