

**TRPA  
GOVERNING BOARD  
PACKETS**

**MAY  
1991**

TAHOE REGIONAL PLANNING AGENCY  
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on May 22 and 23, 1991, commencing at 9:30 a.m. on the 22nd and at 10:00 a.m. on the 23rd, at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The official agenda is attached hereto and made a part of this notice.

NOTICE IS FURTHER GIVEN that on May 22, 1991, at 8:30 a.m., in the same location, the Finance Committee will discuss 1) receipt of the April financial statement and check register; 2) procedure for collateralizing TRPA investments; 3) employee fidelity bond; 4) a new TRPA office; 5) release of air quality mitigation funds (\$18,000) to the City of South Lake Tahoe; 6) Caltrans/TRPA FY 91-92 overall work program; and 7) five year strategy, draft work program, and draft operating budget for FY 91-92.

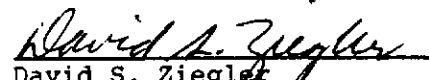
NOTICE IS FURTHER GIVEN that on May 22, 1991, at 8:30 a.m., in the same location, the Legal Committee will discuss the Personnel Policy Manual Disciplinary Procedures and offer of settlement in Leroy Land v. TRPA (Bitterbrush).

NOTICE IS FURTHER GIVEN that on May 22, 1991, during the lunch recess, in the same location, the Rules Committee will discuss amendment of the appeals procedure, the list of projects requiring notice to affected property owners, and the Personnel Policy Manual.

NOTICE IS FURTHER GIVEN that on May 22, 1991, at 4:30 p.m., the Retirement Committee will meet to discuss the benefit year and calendar and to approve selection of a new plan administrator.

NOTICE IS FURTHER GIVEN that on May 23, 1991, at 8:30 a.m. in the same location, the Capital Financing Committee will meet to discuss the five-year project list and cost estimates, draft report on financing techniques, and work program.

Date: May 13, 1991

  
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

North Tahoe Conference Center  
8318 North Lake Blvd., Kings Beach, California

May 22, 1991 9:30 a.m.  
May 23, 1991 10:00 a.m.

All items are action items unless otherwise noted.

TENTATIVE AGENDA

*Page #*

- 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
  - A. Incline Village General Improvement District, Community Center, Washoe County APN 127-040-07 and 127-030-02
  - B. Homewood High and Dry Marina, New Dredging, Placer County APN 97-130-18
- VII PUBLIC HEARING AND ADOPTION OF ORDINANCES
  - A. Amendment of the Regional Plan Official Maps Relative to a Pierhead Line Adjustment (Map C-10) (continue to June)
  - B. Amendment of Chapter 4, Project Review and Exempt Activities, to Adopt MOU Between TRPA and Douglas County
  - C. Amendment of Chapters 33, 41 and 43 Relating to Subdivision of Existing Residential Structures - (1:30 p.m., May 22)
  - D. Amendment of the Land Use Subelement of the Regional Plan Goals and Policies and Chapter 41 Relating to Subdivision of Projects Approved From 1981 to 1987
  - E. Amendment of the Regional Plan and 208 Plan Regarding Findings for Moving the Individual Parcel Evaluation System Line
- VIII APPEALS
  - A. McClurg, Appeal of Staff Determination on Single Family Dwelling Demolition and Rebuild in an Historic District, El Dorado County APN 290-113-06 (continue to June)

*275-321*  
*322-353*

*354-363*

*364-383*

*384-393*

*394-403*

IX PLANNING MATTERS

- A. Workshop - Scenic Resources Management Program
- B. Workshop - Water Quality Monitoring Program, Capital Improvements Program for Erosion Control and Runoff Control, SEZ Restoration Program, and Handbook of Best Management Practices
- C. Progress Report - Capital Financing Program
- D. Report on Results of Transportation Summit Workshop - May 17-20, 1991
- E. Approval of Bijou/Al Tahoe Planning Team Membership
- F. Workshop - Update of Five-Year Strategic Plan

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406-408

409-413

414-418

419-420

X COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee
  - 1. Receipt of the April Financial Statement
  - 2. Collateralization of TRPA Investments
  - 3. New Office Building
  - 4. Employee Fidelity Bond
- B. Legal Committee
  - 1. Settlement in Leroy Land v. TRPA (Bitterbrush)
  - 2. Other
- C. Retirement Committee
- D. Rules Committee
  - 1. Public Hearing, Amendment of the Rules of Procedure Article XI (Appeals) and Article XII (Notice, Exhibit A)
  - 2. Personnel Policy Manual

421-428

XI REPORTS

- A. Status Report on Brockway and Watson Creek Timber Harvesting Projects - 2:00 p.m., May 22
- B. Executive Director
  - 1. Status Report on Processed Projects

429-431

432

2. Status Report on Nevada Legislation Relative to Establishment of an Oversight Committee and the TRPA Budget

433-441

3. Other (No Action)

C. Agency Counsel

D. Governing Board Members (No Action)

XII RESOLUTIONS

A. Regarding U.S. Congress Action on Governing Board Membership

442-458

B. Regarding State Oversight Committees

459-460

XIII PUBLIC INTEREST COMMENTS (No Action)

XIV ADJOURNMENT

CONSENT CALENDAR

<u>Items</u>	<u>Recommended Action</u>	
1. California Tahoe Conservancy, Tahoe/Baikal Institute Group Facility, Temporary Use, Special Use Determination, Placer County APN 85-360-06	Approval With Findings And Conditions	1-21
2. North Tahoe Marina, Temporary Boat Ramp Extension and Temporary Buoy Field Relocation and Expansion, Placer County APN 117-110-20, -21, and -22	Approval With Findings And Conditions	22-32
3. Glenbrook Home Owners, New Buoy Field, Douglas County APN 01-07-10	Approval With Findings And Conditions	33-42
4. Homewood High and Dry Marina, Catwalk Addition,, Placer County APN 97-130-18	Approval With Findings And Conditions	43-53
5. Incline Village General Improvement District, Temporary Boat Ramp Extension, Washoe County APN 127-280-01	Approval With Findings And Conditions	54-64
6. Alpine Carpets, Commercial Modifications/Change in Commercial Operation, City of South Lake Tahoe, El Dorado County APN 23-241-33	Approval With Findings And Conditions	65-76
7. Helms, Change in Commercial Operation, Special Use Determination, El Dorado County APN 31-290-30	Approval With Findings And Conditions	77-83

- 8. South Tahoe Public Utility District, V.O.C. Treatment System, Special Use Determination, El Dorado County APN 23-802-15 Approval With Findings And Conditions 84-96
- 9. Accurate Audio and Video, New Commercial Building, El Dorado County APN 23-241-36 and -49 Approval With Findings And Conditions 97-139
- 10. City of South Lake Tahoe, South Tahoe Freedom Day Parade, Temporary Activity, Highway 50, El Dorado County/Douglas County Approval With Findings And Conditions 140-18E
- 11. El Dorado County Department of Transportation Cold Creek Trail Realignment, File #520-103-90 Approval With Findings And Conditions 189-200
- 12. Nevada Department of Transportation, Kingsbury Grade to Loop Road Bicycle/Pedestrian Path, Douglas County File #560-200-89/7 Approval With Findings And Conditions 201-21E
- 13. U.S. Forest Service, Rim Trail, Segment 5, El Dorado County TRPA File# 580-106-91 Approval With Findings And Conditions 219-230
- 14. Amendment of Regional Plan Base Maps F-22, F-23 and H-19 to Include Updated Street Information Approval 231-235
- 15. Release of Air Quality Mitigation Funds (\$18,000) to the City of South Lake Tahoe for Methanol-Fueled Vehicles Approval 236
- 16. Resolution Approving Caltrans/TRPA FY 1991-92 Overall Work Program Adoption 237-274

These consent calendar items are expected to be routine and noncontroversial. They will be acted upon by the 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 Board member or noticed affected property owner requests that any item be removed from the 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-Baikal Institute/Eagle Rock Temporary Camp

Application Type: Recreation, Group Facility, Temporary Use

Applicant: California Tahoe Conservancy (CTC)

Applicant's Representative: Ryan P. Davis, Staff Counsel, CTC

TRPA Planner: Lyn Barnett, Project Review Division

Location: Highway 89 at Eagle Rock (adjacent to Blackwood Creek), Placer County

Assessor's Parcel Number/ Project Number: APN 85-360-06, TRPA File Number 910504

Project Description: The California Tahoe Conservancy proposes to establish a temporary research camp to accommodate Tahoe/Baikal Institute (TBI) personnel from the Soviet Union and the United States from July 23 through August 23, 1991. The California Conservation Corps (CCC) will construct the camp in early June and operate out of the area until TBI personnel arrive. The CCC will then reoccupy the camp from August 23 through September 30, after the departure of TBI personnel. The CCC will dismantle the camp after September 30 and restore the site to its original condition.

The camp is designed to accommodate up to 30 persons at one time. The facilities will be located entirely on high capability land, and will be placed at two locations off an existing dirt access road (see attached site plan, Exhibit C). In general, the camp will include facilities for cooking, dining, washing, sanitation, storage, sleeping, meetings, and study. For a more detailed description of the camp, please refer to the project description prepared by the applicants (Exhibit A).

Pursuant to Chapter 7 of the TRPA Code, TRPA may approve a temporary use for a period not to exceed six months, and may approve one six month extension. This use (group facility) is not listed as a permissible use in the applicable plan area statement and therefore must be reviewed as a temporary special use by the Governing Board pursuant to Section 7.4 of the TRPA Code.

Site Description: The affected parcel of land is 54.5 acres in area and contains five land capability districts. Blackwood Creek runs through the southern portion of the property. The site is dominated by Eagle Rock, a large volcanic rock outcrop that rises approximately 250 feet east of Highway 89. The property contains a dirt access road that remains from a former development that was removed by CTC after the property was purchased by them. The proposed

/lb  
5/10/91

CONSENT ITEM 1



staging areas are relatively level and are behind Eagle Rock, out of view from Highway 89.

Issues: The proposed project involves a special use determination and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issue is:

1. Temporary Land Coverage and Site Restoration:

The applicants will be required to restore all compacted areas created by the camp to their original conditions. In addition, the applicants will not be allowed to damage any existing vegetation on the site, nor grade more than what would normally be exempt from TRPA review (7 cubic yards), nor construct any underground utility lines. Temporary erosion control structures will be installed and maintained as needed downslope from all new and existing areas of disturbance.

Staff Analysis:

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

B. Plan Area Statement: The project is located within Plan Area 162, Blackwood. The Land Use Classification is Conservation and the Management Strategy is Mitigation. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the long term goals of the applicable planning statement, planning considerations and special policies.

C. Land Coverage:

1. Land Capability District:

The land capability districts of the project area are classes 1a, 1b, 1c, 3 and 5. The total project area is approximately 54.5 acres.

2. Existing Coverage:

Hard Coverage:	0	square feet
Soft Coverage:	24,000	square feet
Total:	<hr/> 24,000	square feet

3. Proposed Coverage: No changes in land coverage are proposed. All improvements and temporary land coverage will be removed by October 5, 1991, and the site will be restored to its original condition.

4. Coverage Mitigation:

Temporary land coverage and disturbance are exempt from mitigation requirements of Chapter 20 of the TRPA Code (Section 7.2, TRPA Code).

- D. Building Height: No permanent buildings are proposed as part of this project. The applicant proposes to set up several tents with wood floors. All structures will be one story and under 24 feet in height, and no special height findings are required.
- E. Required Findings: The following is a list of the required findings as set forth in Chapters 6 and 18 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: Although this project is not a permissible use in the applicable plan area statement, it may be permitted as a temporary use provided special use findings are made. The applicants shall be required to install temporary BMPs on the site consistent with Policy 2, Goal 1, of the Water Quality Subelement of the Goals and Policies Plan which states:  
"...public agencies which manage public lands in the Lake Tahoe Basin shall put Best Management Practices (BMPs) in place; maintain their BMPs; protect vegetation on their land from unnecessary damage; and restore the disturbed soils on their land."
    - (2) Transportation: This project will result in a temporary minor increase in traffic in the Region, and will not adversely impact the Transportation Element of the Regional Plan.
    - (3) Conservation: This project will not affect implementation of the Conservation Element of the Regional Plan Goals and Policies. No known adverse impacts on vegetation, wildlife, fisheries, soils, shorezone, open space, stream environment zones, or cultural resources will occur from this project as designed.
    - (4) Recreation: This temporary group facility does not require any allocations of use, and will not affect implementation of the Recreation Element of the Regional Plan Goals and Policies
    - (5) Public Service and Facilities: This project will not require any significant modifications to any existing public service facilities. The applicants will construct a temporary above-ground water line to the camp site from an existing water system, and some temporary electrical service will be provided. Waster water will be collected in no-discharge systems and later disposed of in the public sewer.

(6) Implementation: There are no allocations of use required for the proposed use, and the project will not affect the Implementation Element of the Regional Plan 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(g) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph 2, above.)

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

This project is an appropriate short-term use on the affected parcel. The nature of the use (environmental research and CCC camp) directs its location to areas such as the affected parcel.

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

This use will not be visibly evident from outside the property boundaries. The applicant has situated the proposed temporary facilities in areas that will cause the least impact to the site, and no impacts to persons or property in the area. The nearest neighbors are at least 200 feet from any of the proposed facilities. The applicant shall be required to install temporary BMPs as a condition of approval.

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

This temporary project will not change or alter the character of the affected plan area statement. This property is not within a community, specific, or master plan area.

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 E 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, with the following modifications: Delete sections I.1.G (drainage facilities), and I.3 (Mitigation Fees).

(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) 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."

(ii) Temporary erosion control structures located downslope of the proposed construction and staging areas.

(iii) Vegetation protective fencing around the each construction site.

(iv) Parking barriers to restrict parking to approved parking surfaces only.

(b) The applicant shall submit 3 sets of final construction drawings and site plans to TRPA.

(c) The security required pursuant to Section I.2 of Attachment Q shall be \$500.

(2) 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. Fertilizer will only be used in disturbed areas, as needed, to restore the areas to a natural condition.

- (3) No trees shall be removed or trimmed for view enhancement purposes without prior TRPA written approval.
- (4) 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 non-glare finishes that minimize reflectivity.
- (5) 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.
- (6) 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.
- (9) 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.
- (10) The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface or tributary 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.
- (11) No containers of fuel, paint, or other hazardous materials may be stored on the property.
- (12) The permittee is responsible for insuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.
- (13) No new land coverage or disturbance is permitted on low capability lands on the affected property. All activities shall be on Class 5 lands only.
- (14) The permittee shall restore all compacted and disturbed lands created by the camp to their original conditions. The permittee shall ensure that no existing vegetation shall be damaged or destroyed. All temporary water lines, and other utilities, shall

be constructed above ground, and shall be removed upon expiration  
of this permit.

CALIFORNIA TAHOE CONSERVANCY  
TAHOE-BAIKAL INSTITUTE  
EAGLE ROCK TEMPORARY CAMP

1991-0780  
**RECEIVED**  
MAY 19 1991  
*Land Use*  
TAHOE REGIONAL  
PLANNING AGENCY

**Project Description**  
(Placer County APN 85-360-06)

Initial site development at the Eagle Rock site (Exhibit 1 and 2) will be of a temporary nature, and will result in minimal adverse environmental impact to the property. The camp will be designed along the lines of a California Conservation Corps (CCC's) backcountry "spike camp" (Exhibit 3). It will be designed to accommodate approximately 30 people. The amount of coverage or disturbance generated is the minimum necessary for the activity. The project will not involve any grading or vegetation removal requiring a Tahoe Regional Planning Agency (TRPA) permit. All improvements and temporary coverage will be removed by October 5, 1991, and any disturbed areas associated with the activity will be revegetated and other necessary mitigation measures will be implemented.

EXHIBIT   A   8

### TIME-LINES

Facility development will commence approximately June 1 and should be complete by June 30, 1991. Facility development will be performed by CCC personnel.

The CCC's Tahoe Service District will use the facility as a "spike camp" to assist with their north shore erosion control project work from approximately July 1 through July 22. The camp will be in operation in support of Tahoe-Baikal Institute (TBI) activities from July 23 through August 23. CCC Tahoe Service District would again use the camp from the conclusion of TBI activities through September 30, 1991. The camp will be dismantled by the CCC's by October 30, 1991.

### NATURE OF IMPROVEMENTS

- . Development will only occur on soil Class 5 (types TcB and TdD Tallac stony or gravelly coarse sandy loam, 0 to 15 percent slopes) as noted on Exhibit 3.



- . Individual camp components (i.e., tent platforms, portable toilets, etc.) will have very small "footprints" which allows for minimum site disturbance. They will be precisely located at time of construction to fit between trees, rocks and other natural features; general use areas only can be suggested at this time. The platform will be supported by wooden legs which can be adjusted to fit different slope and site contours. No excavation will be needed to install the platform, except for minor excavation at the point where the legs of the platforms come into contact with the soil.

The camp will be developed at two locations on the Eagle Rock property designated *Use Area "A"* and *Use Area "B"* on Exhibit 3. *Use Area "A"*, with water, solar and electrical access, will consist of the cooking and dining areas, showers and storage. Although *Use Area "A"* is only about 700 feet from Highway 89, it is visually screened from the road by trees, and sound from the adjacent Blackwood Creek masks much of the road noise. Careful siting of camp components should minimize the negative visual impact of the nearby electrical transmission lines. *Use Area "B"*, which is more secluded, will consist of the sleeping and meeting components. Both areas will have portable toilets.