

**TRPA
GOVERNING BOARD
PACKETS**

**JULY
1995**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on July 26 and 27, 1995, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The July 26 session will commence at 9:30 a.m. at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The July 27 session will commence at 9:00 a.m. at the TRPA office, 308 Dorla Court, Zephyr Cove, Nevada. The agenda is attached hereto and made a part of this notice.

All Governing Board Committee items are action items unless otherwise noted.

NOTICE IS FURTHER GIVEN that on July 26, 1995, commencing at 8:30 a.m. at the same location, the Finance Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) receipt of the June financial statement and check register; 3) discussion on air quality monitoring contracts and funding. (Finance Committee: Wynn, Neft, Cole, Heller, Chairman Bennett)


NOTICE IS FURTHER GIVEN that on July 26, 1995, commencing at 8:30 a.m. at the same location, the Legal Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) approval of Bitterbrush settlement fund expenditure for emergency access improvements; and 3) settlement of appeal of Executive Director determination regarding expiration of 1978 Tahoe Mariner expansion permit; and 4) determination of conflict of interest for APC members. (Legal Committee: Neumann, Miner, Cronk, Sevison, Waldie, Chairman DeLanoy)

NOTICE IS FURTHER GIVEN that on July 26, 1995, during the lunch recess at 12:00 noon at Jason's Restaurant, 8338 North Lake Boulevard, Kings Beach, the Rules Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) amendment of Policy 2.6 (Vacation) of the Personnel Policy Manual. (Rules Committee: DeLanoy, Neft, Sevison, Hagedorn, Chairman Bradhurst)

NOTICE IS FURTHER GIVEN that on July 26, 1995, during the lunch recess at 12:00 noon at Steamer's Restaurant, 8290 North Lake Boulevard, Kings Beach, the Capital Financing Committee will meet. The agenda will be as follows: 1) public interest comments (no action); and 2) discussion of the 1996 legislative and funding package. (Capital Financing Committee: Westergard, Miner, Cronk, Waldie, Chairman Cole)

Date: July 17, 1995

By:


James W. Baetge
Executive Director

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. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

North Tahoe Conference Center
8318 North Lake Boulevard
Kings Beach, California

July 26, 1995
9:30 a.m.

TRPA Office, 308 Dorla Court
Zephyr Cove, Nevada

July 27, 1995
9:00 a.m.

All items on this agenda are action items unless otherwise noted.

Page #

AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND DETERMINATION OF QUORUM
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Governing Board on any agenda item not listed as a Project Review, Public Hearing, RTPA, Appeal, or Planning Matter item may do so at this time. However, public comment on Project Review, Public Hearing, RTPA, Appeal, and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE GOVERNING BOARD IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. APPROVAL OF MINUTES
- V. APPROVAL OF AGENDA
- VI. CONSENT CALENDAR (see page 3)
- VII. PROJECT REVIEW
 - A. Echo Creek Ranch, Special Use Determination, New Group Recreation Facility Requiring Allocation of PAOTs (Persons At One Time), 2478 Meyers Road, El Dorado County APN 35-010-23
 - B. McDonnell, Special Use Determination, Pier Expansion, 853 Stateline Avenue, El Dorado County APN 29-010-02
- VIII. PUBLIC HEARING AND ADOPTION OF ORDINANCES, RESOLUTIONS, AND PLANS
 - A. Amendment of Chapter 95, Rental Car Mitigation Program, for Consumer Price Index (CPI) Adjustment
 - B. Certification of the Final EIR/EIS for the South Tahoe Public Utility District A-Line Relocation Project

41-86

87-98

99-105

106

- IX. MEETING OF THE REGIONAL TRANSPORTATION PLANNING AGENCY (RTPA)
 - A. Public Hearing on Unmet Transit Needs, El Dorado County, Adoption of Resolution 107-114
 - B. Public Hearing on Unmet Transit Needs, Placer County, Adoption of Resolution

- X. APPEAL
 - A. Carole Terry, Appeal of IPES Score, Douglas County APN 01-170-06 115-122
 - B. Stugen, Appeal of Executive Director Decision Regarding Minimum Setbacks Along Scenic Threshold Travel Routes (Chapter 30), Placer County APN 92-142-01 123-139

- XI. ADMINISTRATIVE MATTERS
 - A. Three-Year Strategic Plan (July 1995-June 1998) 140
 - 1. Core Statement of Policy 141-150
 - 2. Program of Work for FY 95-96 151
 - B. Appointment of Bistate Lay Member to the Advisory Planning Commission 152
 - C. Public Hearing, Amendment of Policy 2.6 (Vacation) of the Personnel Procedures Manual, Adoption of Resolution 153-157
 - D. Status Report on IPES and Land Capability Verification 158
 - E. Quarterly Status Report on 1994-95 Work Program Priority Milestones 159-161

- XII. COMMITTEE RECOMMENDATIONS AND BOARD ACTION
 - A. Finance Committee
 - 1. Report on Committee Meeting
 - 2. Receipt of June Financial Statement and Check Register
 - B. Legal Committee
 - 1. Report on Committee Meeting
 - 2. Bitterbrush Settlement Fund Expenditure for Emergency Access Improvements 162-179
 - C. Capital Financing Committee
 - 1. Report on Committee Meeting
 - 2. Discussion of 1996 Legislative and Funding Package 180-190

- D. Rules Committee
 - 1. Report on Committee Meeting
- E. Shoresone Policy Committee Report

XIII. REPORTS

- A. Executive Director
 - 1. Monthly Status Report
- B. Agency Counsel
 - 1. Monthly Status Report
- C. Governing Board Members (No Action)

XIV. ADJOURNMENT

<u>CONSENT CALENDAR</u>		
<u>Item</u>	<u>Recommendation</u>	
1. Camp Galilee Rebuild and Additions, Douglas County APN 01-130-15	Approval With Findings And Conditions	1-20
2. Stuart Yount/Fortifiber Corporation, New Professional Office Building, 1001 Tahoe Boulevard, Washoe County APN 130-163-32	Approval With Findings And Conditions	21-34
3. Vogel Subdivision of Existing Structure, 214 Robin Drive, Washoe County APN 132-212-03	Approval With Findings and Conditions	35-40

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 an item be removed from the calendar, it will be taken up separately in 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

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Camp Galilee Reconstruction and Addition Project,
Special Use Determination

Application Type: Recreation/Group Facilities

Applicant: Episcopal Diocese of Nevada, c/o Camp Galilee

Applicant's Representative: Milton L. Sharp

Agency Planner: Jim Allison, Associate Planner

Location: U.S. Highway 50, across from the Glenbrook Post Office, Douglas
County

Assessor's Parcel Number/ Project Number: 01-130-15/950159

Staff Recommendation: Staff recommends approval of the subject project. The required actions and recommended conditions are outlined in Section F of this staff summary.

Project Description: The proposed project includes various improvements to the facilities and structures associated with the group facility use at Camp Galilee. Included in the project is reconstruction of dormitory structures, remodeling of an existing shower building, expansion of the existing dining hall building, expansion and remodeling of the Bishop's residence, the Whitaker House, utility retrofitting and BMP installation, and temporary dormitory facilities for use during the 1995 summer camp operations. No additional coverage is being proposed as a result of the project. To mitigate potential scenic impacts of the project as seen from the waters of Lake Tahoe and U.S. Highway 50, colors which blend into the background and vegetative screening will be used. TRPA staff have also reviewed a preliminary landscaping plan and samples of colors and materials which staff have determined will not result in a degradation of scenic quality.

Site Description: Camp Galilee is located on a parcel situated between U.S. Highway 50 and Lake Tahoe on the east shore of Lake Tahoe. The property is characterized by a relatively sparse, mature stand of conifers with younger secondary growth infill. The understory consists of mountain shrubs mixed with some sagebrush. Closer to existing structures, vegetation shows some disturbance. There are also areas where accelerated erosion is occurring due to poor drainage and altered drainage patterns. A winding roadway provides vehicle access to the various structures throughout the property. The parcel contains a variety of slopes with most of the development concentrated on the more gently sloping land. No permanent BMPs are installed at this time.

Issues: The proposed project involves a project requiring a special use determination and an addition greater than 1,000 square feet of floor area and

/JA
July 3, 1995

CONSENT CALENDAR ITEM NO. 1

1

therefore requires Governing Board review in accordance with Chapter 4, therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issues are:

1. Scenic Quality: Camp Galilee falls within Scenic Shoreline Unit 26 which is currently in attainment of the scenic quality standard. As determined by TRPA staff, the project is not expected to result in a loss of scenic quality. The colors and materials proposed are dark and non-reflective and will blend into the forested background better than the existing structures. In addition, the applicant has provided a preliminary landscaping plan which will screen the proposed structures. As conditioned in this staff summary, a final landscaping plan must be provided which contains the planting and irrigation details. The final landscaping plan must be in substantial conformance with the preliminary landscaping plan.
2. Intensification of Use: No intensification of use is proposed with this project. The improvements to dormitory structures will not add additional capacity over the existing dormitory facilities. The dining hall size will increase to conform more to the occupancy capacity of the proposed camp so that dining in shifts can be eliminated or minimized. The existing and proposed overnight capacity of Camp Galilee is approximately 150 persons. The maximum number of people at Camp Galilee at one time, which may occur during special events, may slightly exceed 300 persons.

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 61, Logan Creek. The Land Use Classification is Residential 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 a special use.

C. Land Coverage:

1. Land Capability District:

The land capability districts of the project area are class 1a, 1b (SEZ), 2, and 4. The total project area is 379,570 square feet.

2. Existing Coverage:

Hard Coverage:	42,257 square feet
Soft Coverage:	<u>28,081 square feet</u>
Total:	70,338 square feet

3. Proposed Coverage:

Hard Coverage:	56,109 square feet
Soft Coverage:	<u>11,825 square feet</u>
Total:	67,934 square feet

4. Allowed Coverage:

Class 1a Area:	451 square feet
Class 1b Area:	70 square feet
Class 2 Area:	1,555 square feet
Class 4 Area:	<u>34,408 square feet</u>
Total:	36,484 square feet

5. Coverage Mitigation:

Based on the above coverage figures, the existing project area contains approximately 33,954 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. Building Height: There are several buildings within the project area that are being modified. The allowable and proposed building heights for the buildings being modified are presented in Exhibit A.

E. Required Findings: The following is a list of the required findings as set forth in Chapters 5, 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.
 - (a) Land Use: Group facilities are a permissible use in the Plan Area (Logan Creek) that the project is located within. The proposed project will not alter the existing land use at the site.
 - (b) Transportation: No additional trips are being generated as a result of the project. There is no evidence that the proposed project will adversely affect the implementation of the Transportation Element of the Regional Plan.
 - (c) Conservation: There are no known special interest species, sensitive or uncommon plants, or historic or cultural resources within the project area. The project is visible from Scenic Shoreline Unit 26, which is in attainment of the scenic quality threshold. The project as proposed and conditioned, is not expected to degrade scenic quality. Permanent BMPs are required as a condition of the permit.
 - (d) Recreation: This project involves making special use findings for a group facility which is a permissible use in the primary use category of recreation. The project does not involve increasing recreational use or capacity and does not require an allocation of PAOTs (Persons at One Time). This project is anticipated to have no effect on the Recreation Element of the Regional Plan.
 - (e) Public Service and Facilities: This project does not involve a public service facility. All utility connections to public service entities are existing.
 - (f) Implementation: This project does not require any additional development allocations of PAOT allocations. This project is not expected to 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.)

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

The use of the facility as a group facility will not change. The intensity of use at the facility will remain the same as in the pre-project condition. While no similar facilities surround Camp Galilee, TRPA staff are unaware of use conflicts related to the nature, scale, density, intensity and type of use between the existing camp operations and neighboring properties.

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

The applicants will be required to install Best Management Practices (BMPs) in order to protect the project area and surrounding property owners from accelerated erosion and uncontrolled runoff. No adverse environmental impacts are anticipated as a result of this project.

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.

The existing use and activities performed at Camp Galilee will not be altered from that which exist today. Upgrading the facilities at Camp Galilee is not expected to change the character of the neighborhood. The project area is not located within a community, specific or master plan.

- F. Required Actions: Agency staff recommends that the Governing Board approve the project by making the following motions 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.
 - (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 three inch layer of gravel (3/4" drainrock) beneath the raised deck at the Whitaker House.
 - (ii) Construction access roads and staging areas for vehicles and materials used during the construction process. All temporary access roads must be revegetated according to TRPA Best Management Practices standards upon project completion.
 - (iii) Mechanical stabilization of the driveway cut/fill slope in accordance with the TRPA Handbook of Best Management Practices (BMPs).
 - (iv) 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."
 - (v) Temporary erosion control structures located downslope of each proposed area where construction will take place.
 - (vi) Vegetation protective fencing around each area where construction will take place.
 - (vii) Parking barriers to restrict parking to approved parking surfaces only.

- (b) The security required under Standard Condition I.2 of Attachment Q shall be \$23,000. This is based on the estimate provided by the applicant. Please see Attachment J, Security Procedures.
 - (c) The applicant shall either pay an excess coverage mitigation fee of \$3,006 or reduce 601 square feet of existing land coverage within Hydrologic Transfer Area Number 3 (see attached map) based on a construction cost estimate of \$92,500 and 33,954 square feet of excess coverage. Upon completion of final construction plans the applicant shall provide a final construction cost estimate, and if different from the above estimate, the required mitigation fee or coverage reduction shall be adjusted accordingly. In calculating the estimated construction cost of the project, the cost of improvements otherwise exempt from TRPA review and approval shall be subtracted from the total cost.
 - (d) The final construction drawings shall have notes indicating conformance to the colors and materials submitted to TRPA staff during the review process.
 - (e) The applicant shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installations for the entire project area.
 - (f) The applicant shall provide a landscape plan which is in substantial conformance with the preliminary landscape plan reviewed by TRPA staff. The landscape plan shall include planting schedules and irrigation. Approval of the landscape plan is subject to TRPA staff review and comment.
 - (g) The applicant shall submit 3 sets of final construction drawings and site plans to TRPA.
- (3) Excavation equipment shall be limited to the foundation foot print to minimize site disturbance.

GALILEE EPISCOPAL CAMP
AND CONFERENCE CENTER
1995 IMPROVEMENT PROGRAM

ALLOWABLE AND PROPOSED BUILDING HEIGHTS

Allowable building heights are determined from Table A, Section 22 of the TRPA Code of Ordinances. Ground slopes and building heights are determined from topographic information contained in the preliminary plans.

WHITAKER HOUSE EXPANSION

ROOF PITCH: 12:12
BUILDING SITE SLOPE: 17%
MAXIMUM ALLOWABLE HEIGHT: 40' 3"
PROPOSED HEIGHT, BUILDING ADDITION: 29' 6"
RIDGE LINE HEIGHT, EXISTING BUILDING: 31'
EXISTING CHIMNEY HEIGHT: 32'

SILL HOUSE

ROOF PITCH: 8:12
BUILDING SITE SLOPE: 4%
MAXIMUM ALLOWABLE HEIGHT: 35' 10"
PROPOSED RIDGE LINE HEIGHT: 30' 6"

DINING HALL EXPANSION

ROOF PITCH: 6:12
BUILDING SITE SLOPE: 2%
MAXIMUM ALLOWABLE HEIGHT: 31' 8"
PROPOSED RIDGE LINE HEIGHT: 18' 6"

DORMITORIES

ROOF PITCH, ALL DORMITORIES: 7:12

	<u>GROUND SLOPE</u>	<u>ALLOW. HEIGHT</u>	<u>PROPOSED HEIGHT</u>
D1	6%	33' 11"	17'
D2	9%	34' 8"	18'
D3	5%	33' 8"	16.5
D4	6%	33' 11"	17'
D5	10%	34' 11"	18.5'
D6	6%	33' 11"	17'
D7	8%	34' 5"	17'

