

**TRPA
GOVERNING BOARD
PACKETS**

**JANUARY
1996**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on January 24, 1996, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The meeting will commence at 9:30 a.m. at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. 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 January 24, 1996, 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 November financial statement and December check register and financial statement; 3) recommendation on salary adjustment for Executive Director; 4) receipt of 1994-95 TRPA audit; 5) receipt of 1994-95 LTF and STA audits for El Dorado and Placer Counties; 6) revision of filing fees; and 7) member comments. (Committee: Wynn, Neft, Cole, Heller, Chairman Bennett)

NOTICE IS FURTHER GIVEN that on January 24, 1996, 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) Stillwater Cove, resolution of enforcement, Washoe County; 3) Fitzgerald, resolution of enforcement, El Dorado County; and 4) member comments. (Committee: Neumann, Miner, Cronk, Sevison, Waldie, Chairman DeLanoy)

NOTICE IS FURTHER GIVEN that on January 24, 1996, in the upstairs room at Steamer's Restaurant, 8290 North Lake Boulevard, Kings Beach, California, during the lunch recess, the Capital Financing Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) legislative packet; 3) proposal for creating revolving funds within the Tahoe Region; 4) \$20 million Nevada bond issue; 5) draft resolution of support for increased federal funding in the Tahoe Basin; and 6) member comments. (Committee: Westergard, Miner, Cronk, Waldie, Chairman Cole)

Date: January 16, 1996

By:


Jerry Wells
Deputy Director

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

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

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

January 24, 1996
9:30 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. M.S. Dixie II, Passenger Capacity Increase, Zephyr Cove, Resort,
Douglas County APN 05-010-03

57-68

B. Placer County, Tahoe City Urban Improvement Project, Plan Revision,
Project #530-102-93

69-124

C. Harborside at Homewood, Commercial Relocation and Rebuild,
Residential Relocations and Rebuilds, Subdivision of Existing
Pre-1987 Development, Pier Relocation, and Pier Modification

125-169

- VIII. PUBLIC HEARING - (* items include action on the findings plus action on the related ordinances, resolutions, environmental documents, and/or plans.)

A. Draft EIS for the Lake Tahoe Shorezone Development Cumulative
Impact Analysis

170

B. Amendment of the Regional Plan, Goals and Policies, to Add a Mission Statement and Statement of Principles, Dissolution of the Core Policy Statement Committee*

172-181

IX. PLANNING MATTERS

A. Shorezone Interim Policy Regarding the Review of Current Shorezone Project Applications

182

B. Annual Report by Caltrans and Nevada Department of Transportation on Treatment of Tahoe Basin Highways During Winter Months - 11:00 a.m.

184

C. Status Report on Home Mail Delivery

186-189

D. Status Report on Setting of Timeline for Areawide Drainage Project for the Stateline Douglas County Community Plan

190

X. ADMINISTRATIVE MATTERS

A. Resolution Adding a Governing Board Member to the Capital Financing Committee

192

B. Quarterly Report on Annual Work Program

194-197

C. Resolution Amending Filing Fee Schedule

198-203

XI. COMMITTEE RECOMMENDATIONS AND BOARD ACTION

A. Finance Committee Report

1. Receipt of November Financial Statement and December Financial Statement and Check Register

2. Salary Adjustment for Executive Director

3. Receipt of FY 1994-95 TRPA Audit

4. Receipt of FY 1994-95 State Transportation Assistance Fund Audits for El Dorado and Placer Counties

5. Receipt of FY 1994-95 Local Transportation Fund Audits for El Dorado and Placer Counties

B. Legal Committee Report

C. Capital Financing Committee Report

1. Proposal to Create Revolving Fund Within the Tahoe Region

D. Rules Committee Report

E. Shorezone Policy Committee Report

F. Local Government Committee Report

XII. REPORTS

A. Executive Director

- 1. Monthly Status Report
- 2. Notice of Extension on Comment Period to March 27, 1996, Draft EIS for the Lake Tahoe Shorezone Development Cumulative Impact Analysis 204
- 3. Notice of Circulation, Park Avenue Development Project Draft EIR/EIS
- 4. Discussion on Upcoming Meeting of the Nevada Legislative Commission's Committee to Continue the Review of the Tahoe Regional Planning Compact 206-209
- 5. Status of Traffic Management Study for Highway 28
- 6. Status Report on IPES and Land Capability Determinations 210
- 7. Report on California Sesquicentennial Regional MOU for Transportation Planning 212

B. Legal Division Monthly Status Report

C. Governing Board Members

XIII. ADJOURNMENT

CONSENT CALENDAR		
<u>Item</u>	<u>Recommendation</u>	
1. United Methodist Church, New Modular Preschool Building, Special Use Determination, 8425 Dolly Varden Street, Kings Beach, Placer County APN 090-101-34	Approval With Findings And Conditions	1-12
2. Talmont Resort Improvement District, New Operations and Maintenance Building, Special Use Determination, Silver Tip and Club Drives, Placer County APN 083-020-51	Approval With Findings And Conditions	13-28
3. Nahas, Shoreline Protective Structure, Special Use Determination, 1070 North Lake Boulevard, Placer County APN 94-160-17	Approval With Findings And Conditions	29-40
4. Fitzgerald, Resolution of Enforcement, El Dorado County APN 16-481-17	Approval	41-44
5. Stillwater Cove Homeowners Association, Resolution of Enforcement, Washoe County APN 123-051-04	Approval	45-56

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

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 GHI office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: United Methodist Church, New Modular Pre-School Building

Application Type: Public Service, Special Use Determination

Applicant: United Methodist Church

Applicant's Representatives: Mr. Norman E. Wilson, Architect
Stephen Johnson, Pastor

Agency Planner: Lyn Barnett, Senior Planner

Location: 8425 Dolly Varden, Kings Beach, California

Assessor's Parcel Number/Project Number: 90-101-34/950585

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

Project Description: The applicant proposes to construct a new, one-story, 1,440 square foot modular building behind the existing United Methodist Church building in Kings Beach. The new building will house a local Head-Start school program (pre-school), which will be relocated from the church building. The project also includes various water quality improvements, new walkways, and new fences. Surrounding uses are mostly residential, with some industrial and commercial properties located north of the project site.

Hours of operation will be 7:30 AM to 5:00 PM, Monday through Friday. No changes in the number of students currently using the site will occur, and no increase in traffic is expected. The number of employees associated with the use (two) will remain unchanged.

Site Description: The affected property contains a church building, outdoor worship area, children's play area, walkways, and an 18 space paved parking area. The property is well forested and has a southern aspect. The site does not currently conform to TRPA water quality standards. The proposed building is not visible from a TRPA scenic roadway or from Lake Tahoe.

Issues: The proposed project involves special uses and a public service addition involving more than 1,000 square feet of floor area, and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The project area consists of 17 separate lots of record that will be consolidated after project approval.

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 028, and the Management Strategy is Redirection. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. The proposed activities (defined in the TRPA Code as church, and day care centers/pre-schools) are listed as a special uses.

C. Land Coverage:

1. Land Capability District:

The land capability districts of the project area are classes 5 and 6. The total project area is approximately 53,125 square feet (1.22 acres).

2. Allowable Land Coverage:

Class 5 Area:	1,344 square feet
Class 6 Area:	<u>14,325 square feet</u>
Total:	15,669 square feet

3. Existing Coverage (All Hard):

Class 5 Area:	820 square feet
Class 6 Area:	<u>11,794 square feet</u>
Total:	12,614 square feet

4. Proposed Land Coverage (All Hard):

Class 5 Area:	820 square feet
Class 6 Area:	<u>14,325 square feet</u>
Total:	15,145 square feet

5. Coverage Mitigation:

Based on the above coverage figures, the project area contains no excess land coverage. The applicant shall be required to submit a water quality mitigation fee pursuant to Chapter 20 of the TRPA Code of Ordinances to mitigate new land coverage created by the project.

D. Building Height: Based on a 9% cross-slope retained across the building site, and a 0.25:12 roof pitch, the maximum allowed height for the proposed building is 26 feet, 0 inches. The proposed building has a maximum building height of 16 feet, 4 inches.

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.

- (a) Land Use: The proposed project involves construction of a new modular building for a Head Start program, defined as day care centers/preschool in the TRPA Code. Churches and day care centers/pre-schools are permissible uses in the affected project area.
- (b) Transportation: The proposed project will result in an insignificant increase in traffic to the affected property, and the applicants shall be required to submit an quality mitigation fee to offset the traffic impacts caused by the project in accordance with Chapter 93 of the TRPA Code.
- (c) Conservation: This project is not visible from Lake Tahoe, or any TRPA designated scenic resources. The project will have no impact on any wildlife, fish or historic resources of the Region. The applicant shall install all required TRPA water quality improvements.
- (d) Recreation: The proposed public service modification project will have no impact on recreation resources of the Region.
- (e) Public Service and Facilities: The proposed addition will be served by water, sewer, electricity, and is located on a paved road.

(f) Implementation: No allocations of use are required for the proposed project.

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

The proposed project involves construction of a new public service use on an existing public service (church) property. The final building density and site design is consistent with building densities in the surrounding neighborhood. The neighborhood in which the project is located contains a mixture of residential, public service, and commercial uses.

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 proposed project does not contain any elements that would be harmful to the health or safety of persons in the surrounding neighborhood. The applicant shall be required to install TRPA required water quality improvements. Hours of operation shall be limited to reduce noise and other potential impacts to surrounding properties.

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 proposed project involves an addition to an existing public service property, and will not change the character of the neighborhood. The proposed uses are permissible in the affected plan area statement. The affected property is not located within a community, specific or master plan area.

- 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) This permit authorizes construction of a new, one-story, 1,440 square foot modular building on the affected property. The new building shall be used as a pre-school for Head Start. Hours of operation shall be limited to the hours of 7:30 AM to 5 PM, Monday through Friday. No new signs are authorized by this permit.
- (3) 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:

Allowable Land Coverage:

Class 5 Area:	1,344 square feet
Class 6 Area:	<u>14,325 square feet</u>
Total:	15,669 square feet

Existing Coverage:

Class 5 Area:	820 square feet
Class 6 Area:	<u>11,794 square feet</u>
Total:	12,614 square feet

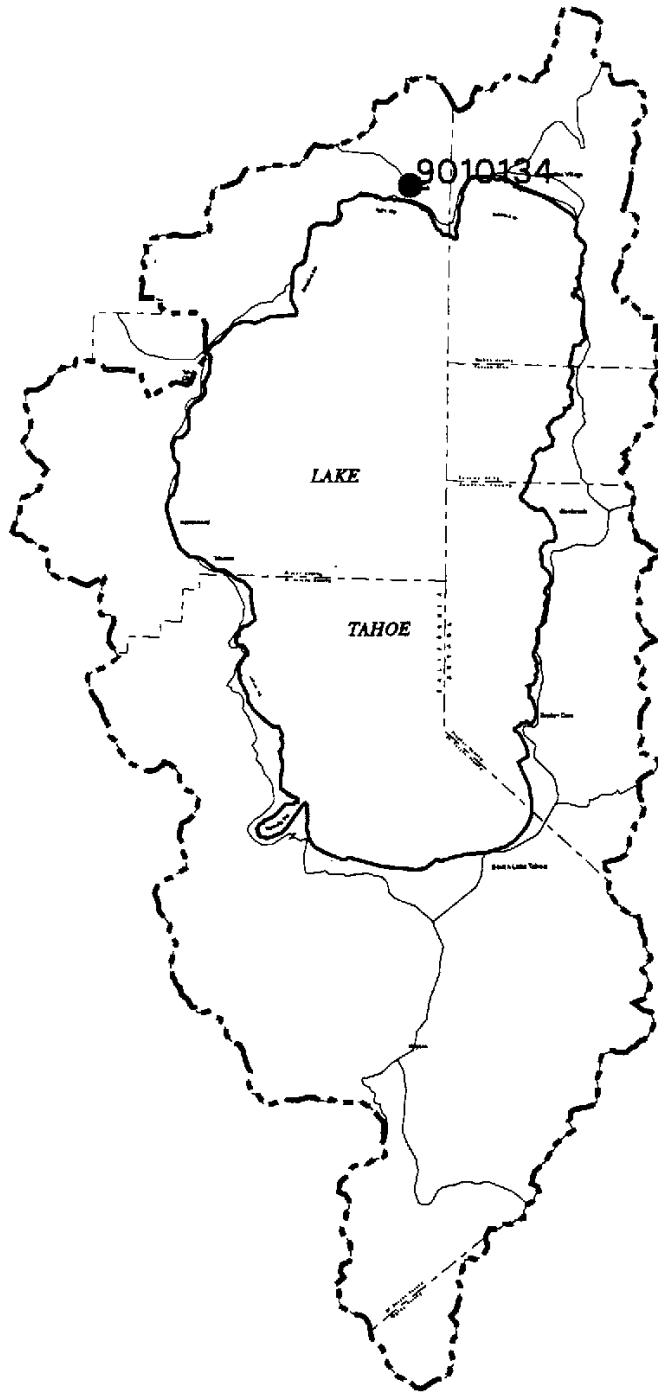
Proposed Land Coverage:

Class 5 Area:	820 square feet
Class 6 Area:	<u>14,325 square feet</u>
Total:	15,145 square feet

- (ii) A three inch layer of gravel (3/4" drainrock) beneath all raised decks.
- (iii) Infiltration devices (dry wells, infiltration trenches, etc.) to infiltrate driveway storm water runoff. Sand and grease separators may be required if storm water runoff from the parking area is allowed to concentrate before infiltration.
- (iv) Mechanical stabilization of all cut and fill slopes steeper than 2:1 on the property (including those associated with adjacent streets) in accordance with the TRPA Handbook of Best Management Practices (BMPs). Cut and fill slopes with slopes less than 2:1 shall also be stabilized either mechanically or with appropriate vegetation treatments. Final methods of stabilization shall be demonstrated on the final plans.
- (v) 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."
- (vi) Dripline infiltration trenches, sized 18" wide x 8" deep, constructed beneath all roof driplines (existing and proposed).
- (vii) Temporary erosion control structures located downslope of the proposed construction area.

- (viii) Vegetation protective fencing around the entire construction site.
 - (ix) Pedestrian barriers between the two parking areas to prevent pedestrian traffic from walking on this steep area.
 - (x) A note that the gravel in the children's play area will be removed. This area shall either be revegetated, or shall have bark placed on it. (The gravel qualifies as land coverage if it prevents the growth of vegetation).
 - (xi) A note that non-landscaped areas will not have pine needles be racked-off of them.
 - (xii) A note that the area beneath the outdoor benches shall either be revegetated or have bark (not gravel) placed over it.
- (b) A water quality mitigation fee of \$3,164 shall be paid to TRPA. This fee is based on the creation of 2,531 square feet of land coverage.
 - (c) The security required under Standard Condition I.2 of Attachment Q shall be \$2,500. Please see Attachment J, Security Procedures.
 - (t) The permittee shall consolidate lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 51, 52, 53, 54, 55, 56, 57, and 58, Block W, Brockway Vista Subdivision, into one legal lot of record pursuant to applicable county subdivision ordinances and state subdivision laws, or the permittee shall record a deed restriction permanently consolidating the affected parcels.
 - (u) The permittee shall submit an additional \$360 application fee.
 - (v) The permittee 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.

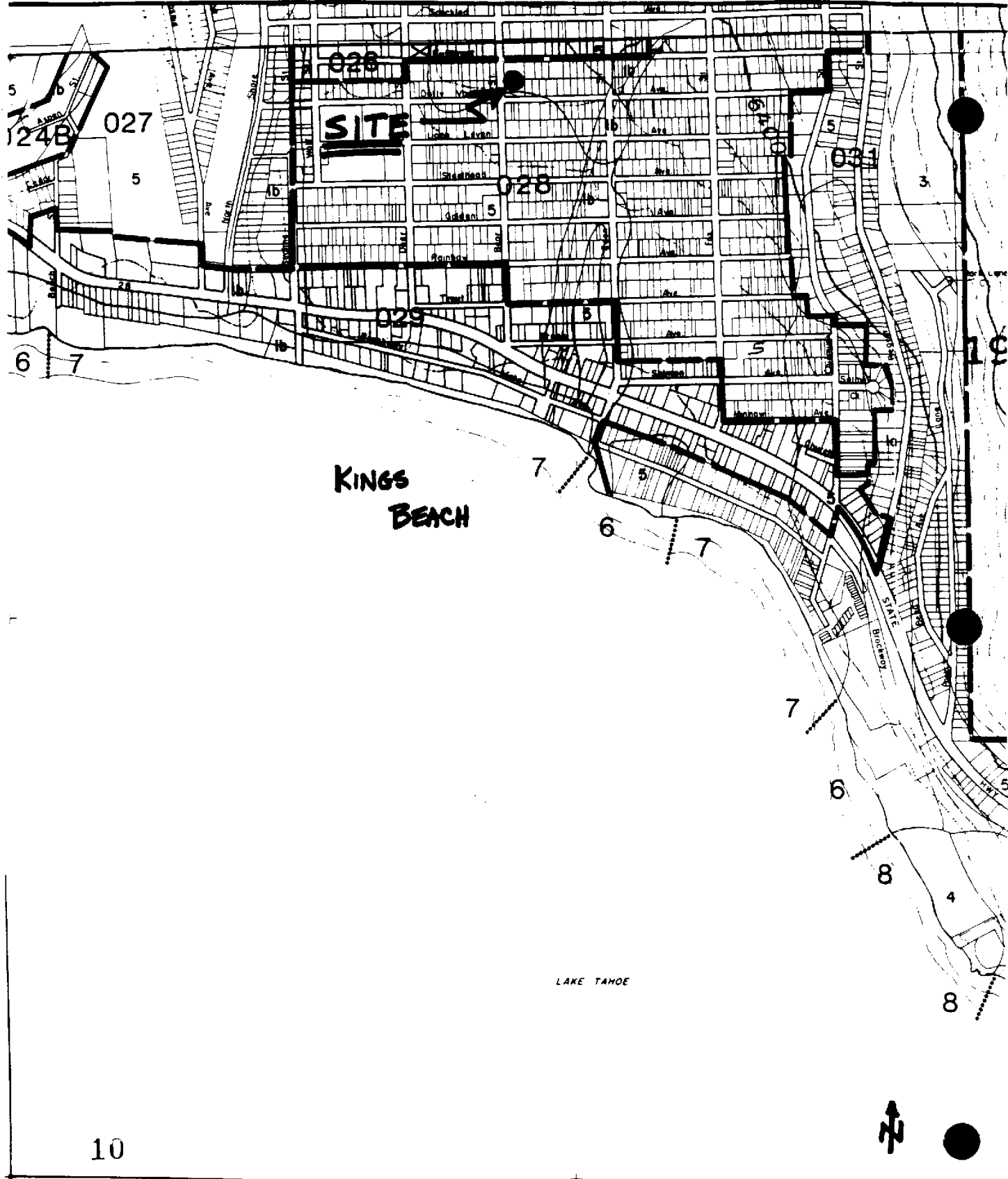
- (w) The applicant shall submit 3 sets of final construction drawings and site plans to TRPA.
- (4) The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of nonglare finishes that minimize reflectivity.
- (5) Excavation equipment shall be limited to the foundation foot print to minimize site disturbance.



TAHOE
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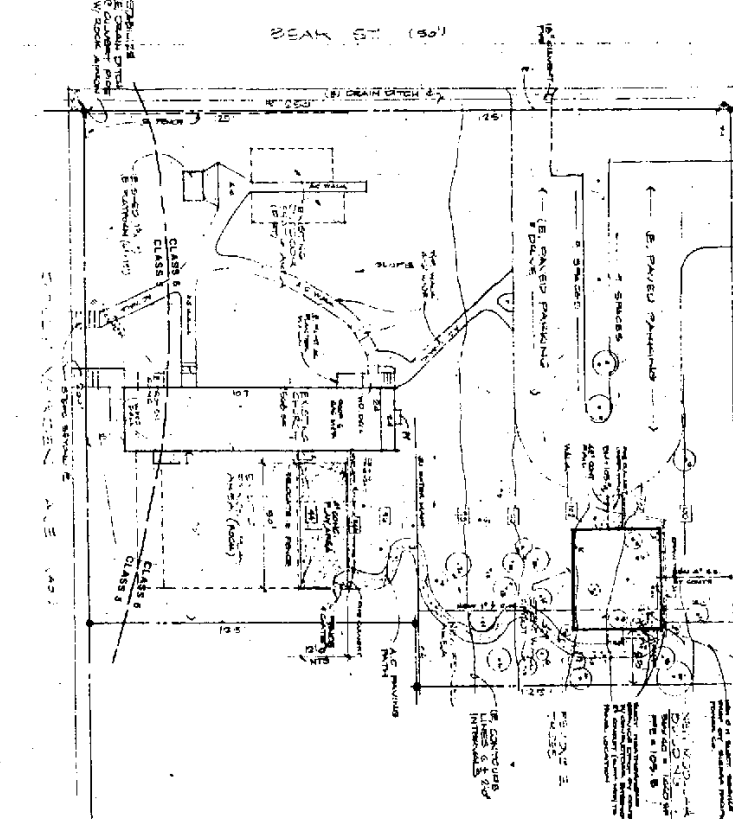
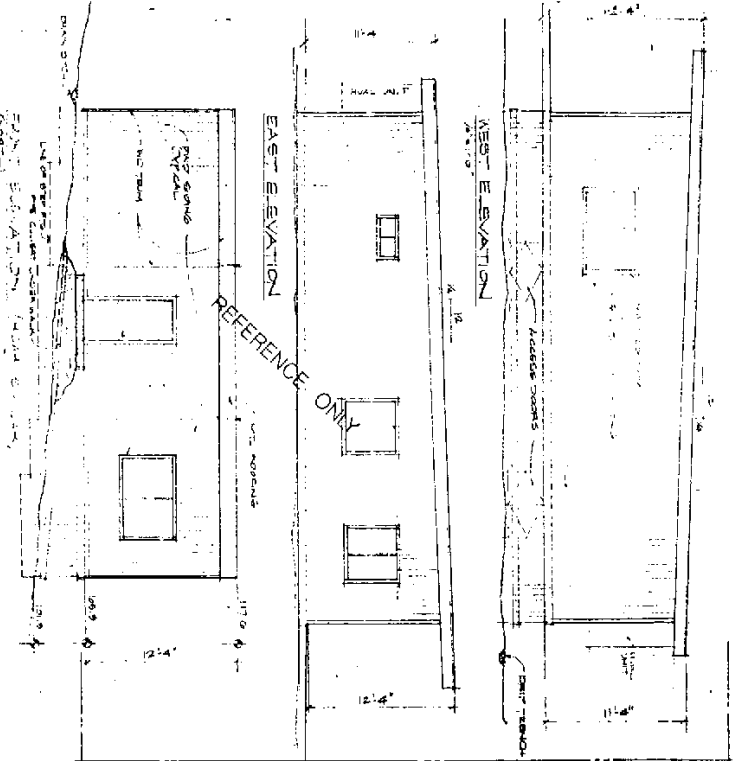
PROJECT LOCATION MAP





10

UNITED METHODIST CHURCH



LAND COVER BY SQUARE FEET
 50% COVERED BY 2 SWS
 5% AREA 58 SQ. FT. (TOTAL) GRADE 130' x 100'
 50' x 20' 46,000' GRADE 1100' x 4000'
 50' x 20' 46,000'

NOTE: BUILDING TO BE PERMITTED TO MATCH EXISTING BUILDING

PERMITS:
 E. GRADE 1 5000'
 W. GRADE 1 400'
 D. GRADE 1 400'
 G. GRADE 1 500'

TOTAL AREA 5000'

PERMITS:
 E. GRADE 1 5000'
 W. GRADE 1 400'
 D. GRADE 1 400'
 G. GRADE 1 500'

NOTE: GRADING TO BE PERMITTED TO MATCH EXISTING BUILDING

PERMITS:
 E. GRADE 1 5000'
 W. GRADE 1 400'
 D. GRADE 1 400'
 G. GRADE 1 500'

REVISIONS:
 NO. 1 11-15-55
 NO. 2 11-15-55

DATE: 11-15-55

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SHEET NO. A-1

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