

**TRPA
GOVERNING BOARD
PACKETS**

**MAY
1996**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on May 22, 1996, commencing at 9:30 a.m., 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 agenda is attached hereto and made a part of this notice.


Governing Board Committee items are action items unless otherwise noted.

NOTICE IS FURTHER GIVEN that on May 22, 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 April check register and financial statement; 3) policy on Placer County's request to use water quality mitigation funds to pave unpaved roads; 4) policy on Placer County's request to use air quality mitigation funds outside the Tahoe Basin; 5) allocation of FY 1995-96 State Transit Assistance funds (\$43,308) to Placer County for TART operating assistance; 6) allocation of FY 1995-96 State Transit Assistance funds (\$43,308) to South Lake Tahoe for STAGE operating assistance; 7) allocation of excess Local Transportation Funds (\$11,403.80 plus accrued interest to date) for STAGE operating assistance; 8) revisions to FY 95-96 operating budget; 9) programming of FY 1995-96 Section 18 funds to the TTD for trolley service in South Lake Tahoe and Tahoe City; 10) reprogramming of FY 1993-94 Section 18 funds to the TTD for STAGE service in South Lake Tahoe; and 11) member comments. (Committee: Wynn, Neft, Cole, Heller, Chairman Bennett)

NOTICE IS FURTHER GIVEN that on May 22, 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) authorization for expenditure from Bitterbrush settlement fund for secondary emergency access improvements and Ski Way erosion control project; and 3) member comments. (Committee: Neumann, Miner, Cronk, Sevison, Waldie, Chairman DeLaney)

NOTICE IS FURTHER GIVEN that on May 22, 1996, during the lunch recess at 12:00 noon, at Steamer's Restaurant, 8290 North Lake Boulevard, Kings Beach, California, the Shorezone Policy Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) status report on Partnership Committee; 3) ways to speed up the process; 4) extension on comment period for draft EIS for the Shorezone Development Cumulative Impact Analysis; and 5) member comments. (Committee: Waldie, Bradhurst, Cole, Wynn, Sevison, Chairman Westergard)

Date: May 13, 1996

By: 
James W. Baetge
Executive Director

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

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

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

May 22, 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. Seven Summits Corporation, Pier Extension and Modifications, Anchorage Marina, Camp Richardson, 1900 Jameson Beach Road, El Dorado County APN 32-110-01 67
- VIII. PUBLIC HEARING - (* items include action on the findings plus action on the related ordinances, resolutions, environmental documents, and/or plans.)
 - A. Amendment to Chapter 97, Employer-Based Trip Reduction Program Relative to Credits Given for Membership in Transportation Management Associations* 95
 - B. Amendment of PAS 041, Incline Village #3 (Residential), to Permit Multiple family Dwellings as a Permissible Use on Certain Parcels on Which the Use is Presently Not Permitted* 103
 - C. Draft EIS for the Lake Tahoe Shorezone Development Cumulative Impact Analysis 123

IX. MEETING OF THE REGIONAL TRANSPORTATION PLANNING AGENCY (RTPA)

- A. Allocation of FY 1995-96 State Transit Assistance Funds (\$43,308) to Placer County for TART Operating Assistance 125
- B. Allocation of FY 1995-96 State Transit Assistance Funds (\$43,308) to the City of South lake Tahoe for STAGE Operating Assistance 129
- C. Allocation of Excess Local Transportation Funds (\$11,403 Plus Accrued Interest to Date) to the City of South Lake Tahoe for STAGE Operating Assistance 133
- D. Resolution Approving Programming of FY 1995-96 Section 18 Funds to the Tahoe Transportation District (TTD) for Trolley Service in South Lake Tahoe and Tahoe City 137
- E. Resolution Approving the Reprogramming of FY 1993-94 Section 18 Funds to the Tahoe Transportation District (TTD) for STAGE Service in South Lake Tahoe 141

X. PLANNING MATTERS

- A. Update on Postal Service Action Plan Relative to Home Mail Delivery 147
- B. City of South Lake Tahoe, Five-Year List of Water and Air Quality Improvement Projects 149
- C. 1996 Threshold Evaluation Status Report and Environmental Assessment (EA) Scope of Work 151

XI. COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee Report
 - 1. Receipt of April Financial Statement and Check Register
 - 2. Policy on Use of Air Quality Mitigation Funds Outside the Tahoe Basin 171
 - 3. Revisions to FY 1995-96 Operating Budget
- B. Legal Committee Report
 - 1. Authorization for Expenditure From Bitterbrush Settlement Fund for Secondary Emergency Access Improvements and Ski Way Erosion Control Project 175
- C. Capital Financing Committee Report
- D. Rules Committee Report
- E. Shorezone Policy Committee Report
- F. Local Government Committee Report

XII. RESOLUTIONS

- A. For Russ Wickwire, California Fish and Game Biologist 189
- B. Urging Nevada Public Utility Commission Exemption for Tahoe Transportation District 191

XIII. REPORTS

- A. Executive Director Monthly Status Report
 - 1. Status of Lay Memberships on Advisory Planning Commission 193
 - 2. Status of Meeks Lumber Company Relocation, South Lake Tahoe 195
- B. Legal Division Monthly Status Report
- C. Governing Board Members

XIV. ADJOURNMENT

<u>Item</u>	<u>CONSENT CALENDAR</u>	<u>Recommendation</u>	
1. Thomas J. Martin, New Single Family Dwelling, Special Use Determination, Washoe County APN 132-211-17		Approval Of Findings And Conditions	1
2. Douglas County Farmers' Market, Temporary Commercial Activity, Kahle Park, 236 Kingsbury Grade, Douglas County APN 07-130-04, -05, and -06		Approval Of Findings And Conditions	9
3. Incline Village General Improvement District Lodgepole Chairlift Replacement, Diamond Peak Ski Area, Washoe County APN 126-010-60		Approval Of Findings And Conditions	13
4. Stephen Turner/John Graham, New Commercial Building, 1959 Lake Tahoe Boulevard, City of South Lake Tahoe, El Dorado County APN 23-523-04		Approval Of Findings And Conditions	29
5. Agate Bay Water Company, New Pump House, Special Use Determination, 715 Agate Road, Agate Bay, Placer County APN 116-040-01		Approval Of Findings And Conditions	39
6. El Dorado County Certified Farmers' Market, New Commercial Activity, 2732 Lake Tahoe Boulevard, City of South Lake Tahoe, El Dorado County APN 31-091-06		Approval Of Findings And Conditions	47
7. Nevada Division of State Lands, Memorial Point Comfort Station and Viewing Deck, Washoe County APN 130-350-01		Approval of Findings And Conditions	55

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

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Martin New Single Family Dwelling

Application Type: Residential, New Single Family Dwelling, Special Use
Determination

Applicant: Thomas J. Martin

Agency Planner: Vanessa Mongeon, Associate Planner

Location: 219 Robin Drive, Incline Village, Washoe County

Assessor's Parcel Number/Project Number: 132-211-17/950831

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 applicant is proposing to construct a new single family dwelling. The proposed dwelling is a two-story structure which includes a two car garage. The proposed living area is approximately 2,128 square feet.

Site Description: The site contains several trees, has an average slope of 8% percent, and is 9,285 square feet in size.

Issues: The proposed project involves construction of a new single family dwelling which is identified as a special use in the Plan Area, and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code.

Staff Analysis:

- A. Environmental Documentation: Staff has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be made available at the Governing Board hearing and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 46, Incline Village Residential. 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 (single family dwelling) is listed as a special use.

C. Land Coverage:

1. Land Capability District:

The IPES score for the project area is 830 with 25 percent allowable coverage. The total project area is 9,285 square feet.

2. Allowable Land Coverage:

Total: 2,321 square feet

3. Proposed Land Coverage:

Total: 1,856 square feet

D. Building Height: Based on an 8 percent cross-slope retained across the building site, and a 6:12 roof pitch, the maximum allowed height for the proposed building is 33 feet, 2 inches. The proposed building has a maximum building height of 31 feet, 7 inches, which is in conformance with Chapter 22, Table A, of the TRPA Code of Ordinances.

E. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18, and 22 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 apply both temporary and permanent Best Management Practices (BMPs) to the project area. The proposed single family dwelling is a special use in the Plan Area Statement.
- (b) Transportation: No significant impacts to transportation have been identified. This project will result in ten additional daily vehicle trip ends, which will be mitigated according to Chapter 93 of the TRPA Code of Ordinances.
- (c) Conservation: The project is not visible from any TRPA designated scenic corridors. There are no known cultural resources, special interest species, or sensitive or uncommon plants within the project area.
- (d) Recreation: There is no evidence that the project will adversely affect implementation of the Recreation Element of the Regional Plan.

- (e) Public Service and Facilities: There is no evidence that the project will adversely affect implementation of the Public Service and Facilities Element of the Regional Plan.
- (f) Implementation: Implementation of this project requires one residential allocation which was issued by Washoe County and was submitted with the application for this 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 project is within the allowable density (one unit per parcel). The surrounding uses are residential, including both single family dwellings and multi-family dwellings. The adjacent existing uses are, single family dwellings to the north and south of the parcel, a multi-family dwelling to the rear of the parcel, and multi-family dwellings across Robin Drive.

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 applicant will be required to apply temporary and permanent Best Management Practices (BMPs) to the project area to protect the land, water, and air resources of both the applicant's property and the surrounding area.

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

This project is listed as a special use within Plan Area Statement (PAS) 46, Incline Village Residential. The Planning statement for PAS 46 states, "This area should continue to be multi-residential, maintaining the existing character of the neighborhood". The existing neighborhood uses are both single family dwellings and multi-family dwellings. The adjacent parcels to the north and south of the project site are existing single family dwellings. The proposed single family dwelling use is consistent with surrounding uses within the neighborhood.

7. When viewed from major arterials, scenic turnouts, public recreation areas or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline.

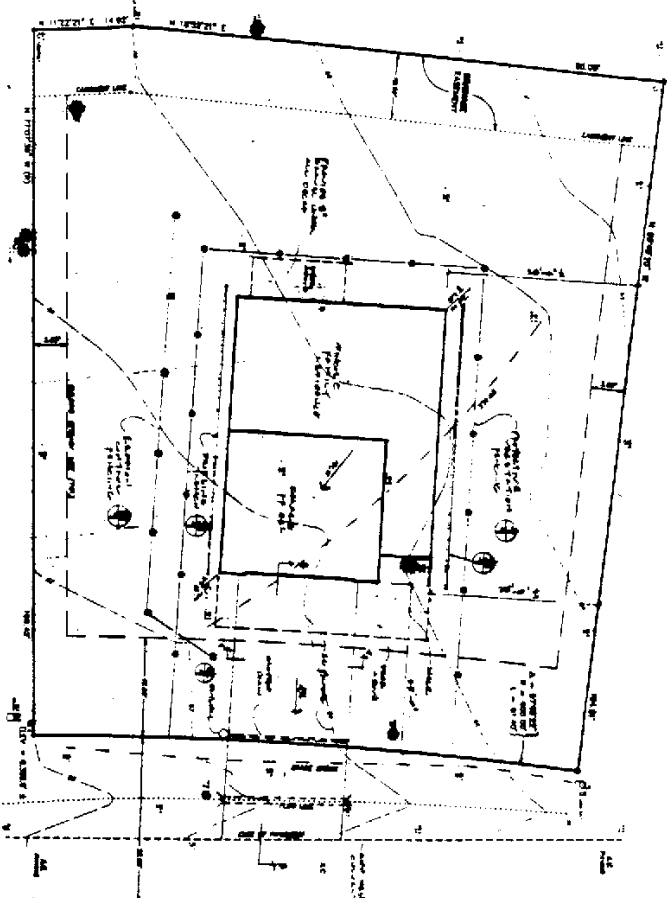
The additional height of the new single family dwelling is below the existing forest canopy and will not block a ridgeline. The project will not be visible from major arterials, scenic turnouts, public recreation areas or the waters of Lake Tahoe.

- 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 R.
- (2) Prior to commencement of construction the following special conditions of approval must be satisfied:
 - (a) A water quality mitigation fee of \$2,320 shall be paid to TRPA. This fee is based on the creation of 1,856 square feet of land coverage.
 - (b) The permittee shall submit a \$2,000 air quality mitigation fee.
 - (c) The permittee shall submit an offsite coverage mitigation fee of \$1,295 for the creation of 259 square feet of land coverage in the public right-of-way.
 - (d) The security required under Standard Condition A.3 of Attachment R shall be \$2,500. Please see Attachment J, Security Procedures.
 - (e) The permittee shall indicate on floor plans the type of TRPA approved wood stove, fireplace insert, or zero clearance fireplace to be installed.
 - (f) The applicant shall submit three (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.

S I T E P L A N



ROBIN DRIVE

Notes:
 1. All measurements are in feet and inches.
 2. All bearings are true bearings.
 3. All corners are marked with iron pins.
 4. All lines are shown in black ink.
 5. All areas are shown in white.

APPROXIMATE
 AREA: 100,000 sq. ft.
 PERMITS:
 (1) ZONING
 (2) PLANNING
 (3) HEALTH
 (4) FIRE
 (5) WATER
 (6) SEWER
 (7) AIR
 (8) EARTHQUAKE
 (9) OTHER

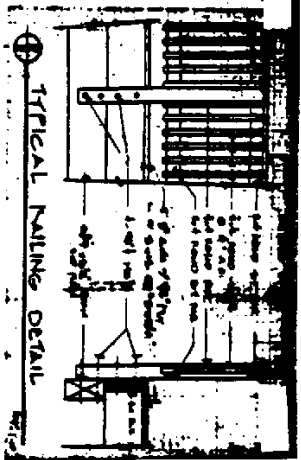
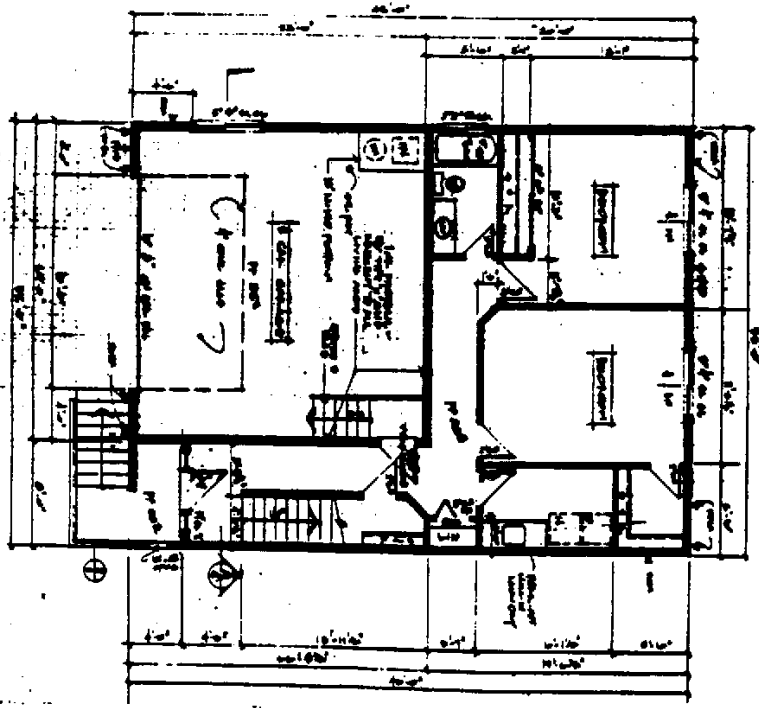
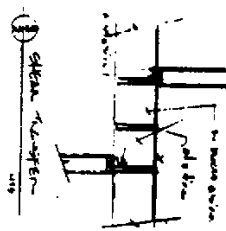
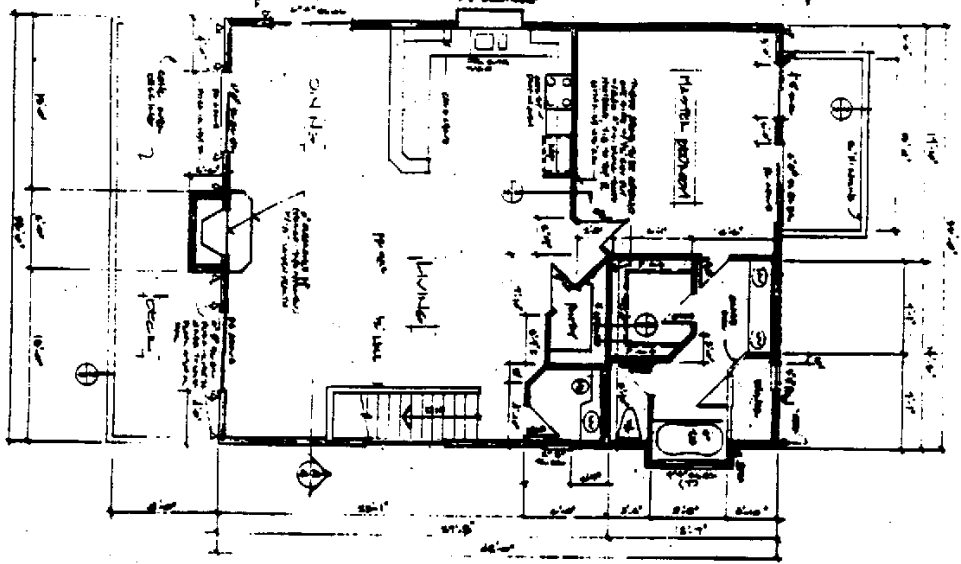
DATE: 10/15/70
 TIME: 10:00 AM
 BY: K.F.B.

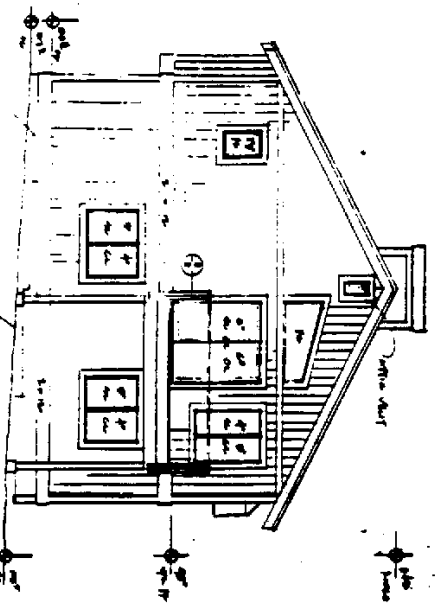


TOPOGRAPHIC SURVEY
 LOT 4, SOUTHMOOR SUBDIVISION NO. 2
 HOLME VILLAGE, BLAINE COUNTY, NEVADA
 A.P.A. 1-20-211-17 219 ROBIN DRIVE

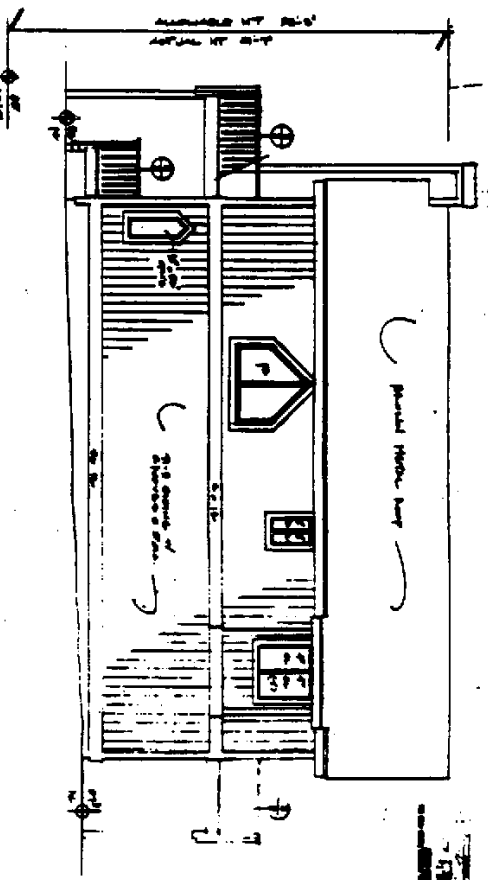
KENNETH F. BARROW P.L.S.
 LAND SURVEYOR
 P.O. BOX 700 HOLME VILLAGE, NEVADA 89400
 702-225-1700

UPPER FLOOR PLAN

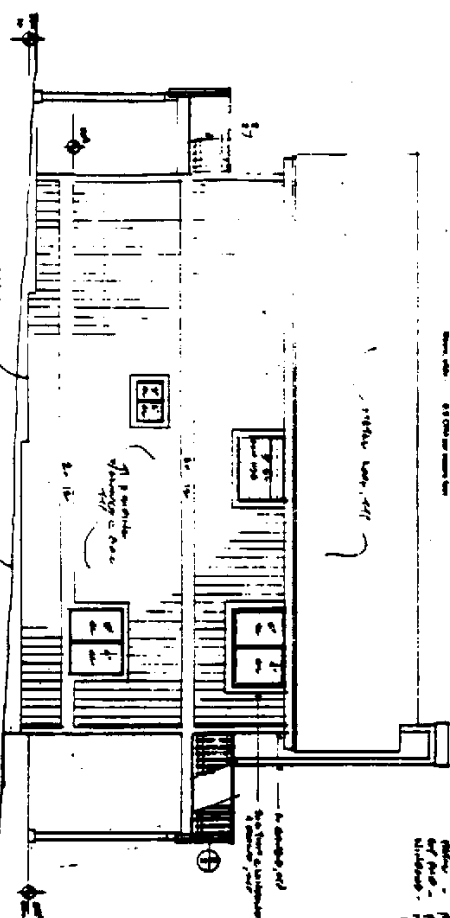




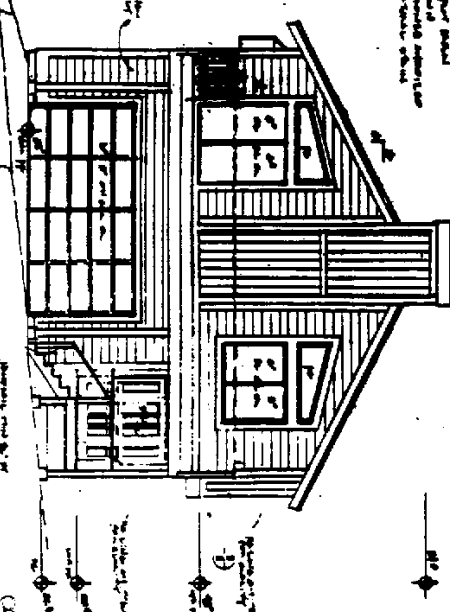
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- 1. 2x4 Studs
- 2. 2x6 Joists
- 3. 2x8 Joists
- 4. 2x10 Joists
- 5. 2x12 Joists
- 6. 2x14 Joists
- 7. 2x16 Joists
- 8. 2x18 Joists
- 9. 2x20 Joists
- 10. 2x22 Joists
- 11. 2x24 Joists
- 12. 2x26 Joists
- 13. 2x28 Joists
- 14. 2x30 Joists
- 15. 2x32 Joists

Part 1 of 1000
 Part 2 of 1000
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 Part 5 of 1000
 Part 6 of 1000
 Part 7 of 1000
 Part 8 of 1000
 Part 9 of 1000
 Part 10 of 1000

NO.	DATE	REVISION

ELEVATIONS

Proposed addition for
 Tom + Alice Hart
 29 Maple Lane
 Irvine, CA 92614

NO.	DATE	REVISION

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Douglas County Farmer's Market

Application Type: Temporary Commercial Activity

Applicant: Douglas County Parks and Recreation Department

Applicant's Representative: Sharon Rusk, Douglas County

Agency Planner: Kathy Canfield, Associate Planner

Location: Kahle Park, 236 Kingsbury Grade, Douglas County

Assessor's Parcel Number/File Number: 07-130-04, 05 & 06/960112

Staff Recommendation: Staff recommends approval of the proposed temporary activity. The required actions and recommended conditions are outlined in Section D of this staff summary.

Project Description: The applicant is proposing to operate an outdoor farmer's market every Friday from June 1996, through October 1996. The market would operate between the hours of 8:00 a.m. to 1:00 p.m. with a maximum of 20 vendor booths. The vendor booths would be set up on the Kahle Park overflow paved parking area, with parking for customers located in the main parking area for the park. The applicant is seeking a temporary permit for six months with the possibility of a one-time, six month extension.

Site Description: The project site is located within Kahle Park. Access to the farmer's market is from two existing driveways, one from Kingsbury Grade and the other from Highway 50. Surrounding land uses to Kahle Park include vacant land to the north and commercial/public service uses to the east, south and west.

Issues: The proposed temporary activity requires a special use determination, and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code of Ordinances.

The proposed use (outdoor retail sales) is not listed as a permissible use for the Kingsbury Community Plan, Special Area 3. The TRPA Code of Ordinances allows for approval of a temporary activity, however, if special use findings can be made. These findings can be found in Section D of this staff summary. Temporary activities are exempt from TRPA mitigation requirements.

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