

# TAHOE REGIONAL PLANNING AGENCY

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## HEARINGS OFFICER AGENDA OF MEETING FOR

Tahoe Regional Planning Agency  
128 Market Street, TRPA Conference Room  
Stateline, NV 89449

Date: June 22, 2006  
2:00 p.m.

### AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Hearings Officer on any agenda item not listed as an Announcement of Appeal Right or Public Hearing Item, or on any other issue, may do so at this time. However, public comments on Announcement of Appeal Rights or Public Hearing Items will be taken at the time those agenda items are heard.

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

- IV. ANNOUNCEMENT OF APPEAL RIGHTS
- V. PUBLIC HEARING ITEMS
  - A. South Tahoe Public Utility District, 3005 Bellevue Avenue, South Lake Tahoe, El Dorado, California, Assessor's Parcel Number (APN) 26-121-07, TRPA File #20060190. The project consists of the addition of a 96 square foot single-story building to house a new emergency generator for the existing Bellevue Sewer Pump Station located at 3005 Bellevue Avenue. The project will require the transfer of 141 square feet of additional land coverage to the parcel.
  - B. Jim Borelli, 8711 N. Lake Blvd, Kings Beach, Placer County, California, Assessor's Parcel Number (APN) 090-192-03, TRPA File #20060426. The project consists of the removal of an existing single family residential structure, replacement of a two story commercial building and associated parking. The new commercial building will have a total of 3084 square feet designed for both general merchandise and professional office use. The project involves the allocation of commercial floor area of less than 3,000 square feet.

- VI. ADJOURNMENT

By:   
Executive Director

This agenda has been posted at the TRPA office and at the following places: Zephyr Cove and Stateline Nevada Post Office, Al Tahoe California Post Office and the El Dorado County Library.

*Planning for the Protection of our Lake and Land*

TAHOE REGIONAL PLANNING AGENCY  
HEARINGS OFFICER STAFF SUMMARY

Project Name: Bellevue Sewer Pump Station

Application Type: Public Service – Local Public Health and Safety

Applicant: South Tahoe Public Utility District

Applicant's Representative: John Thiel, STPUD

Agency Planner: Theresa Avance, AICP, Associate Planner II

Location: 3005 Bellevue Avenue/ El Dorado County

Assessor's Parcel Number / Project Number: 26-121-07 / 20060190

Staff Recommendation: Staff recommends approval of the project based on this staff summary and the evidence contained in the project record.

Project Description: The project consists of the addition of a 96 square foot single-story building to house a new emergency generator for the existing Bellevue Sewer Pump Station located at 3005 Bellevue Avenue. The project will require the transfer of 141 square feet of additional land coverage to the parcel.

Site Description: The proposed site is located in El Dorado County. The project area is in a residential neighborhood and has a land capability of Class 1b (SEZ) The project area is not visible from any scenic corridor or Lake Tahoe.

Issues: According to Plan Area Statement 099, Al Tahoe, Local Public Health and Safety Facilities are a special use and therefore require Hearings Officer review in accordance with Chapter 4, Appendix A, of the TRPA Code.

Staff Analysis:

- A. Environmental Documentation: TRPA staff has completed the Initial Environmental Checklist (IEC) and "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 checklists indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer hearing and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 099. The Land Use Classification is Residential and the Management Strategy is Redirection. 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 use (local public health and safety facilities) is listed as a special use.

C. Land Coverage:

Project Area :	500 sq. ft.
Allowable Coverage (Land Capability District 1b):	5 sq. ft.
Existing Coverage:	189 sq. ft.
Proposed Coverage:	330 sq. ft.
Required Coverage Transfer:	141 sq. ft.

Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18, and 20 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Environmental Documentation – Chapter 6

- (a) 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.

Based on the findings provided on the Initial Environmental Checklist and the V(g) Findings checklist, there is sufficient evidence in the project file to make this finding.

- (b) 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 Hearings Officer hearing and at TRPA.

- (c) 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 1(b), above.)

2. Special Uses – Chapter 18:

- (a) 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 structure housing the emergency generator is of minimal size at 96 square feet in area and 9 feet- 10 inches in height, and is designed to blend with the surrounding residential structures. The pump station's location is determined by the location of the force main and the collection point of the sewer mains.

The new generator building must be located directly adjacent to the pump station for operability.

- (b) 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 pump station is equipped with alarms alerting operators of emergency conditions such as equipment malfunctions. These conditions are addressed before any impact is felt in the surrounding community or environment. The generator is essential to preventing flooding during power outages. The generator will be equipped with noise abatement measures to reduce the impact to neighbors. The applicant will be required to apply temporary and permanent Best Management Practices to protect the land, water, and air resources of the subject property and that of the surrounding property owners.

- (c) 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 Bellevue Sewer Pump Station, including the new generator building, have been designed and operated to have a minimal effect on the character of the neighborhood by designing the proposed structure to resemble adjacent residential structures through the use of wood siding and appropriate colors.

3. Land Coverage (Linear Public Facilities And Public Health And Safety Facilities) – Chapter 20:

- (a) The project is on the list of additional public service facilities if required pursuant to Section 33.5.

Section 33.5 does not require this project to be included on the list of additional public service facilities.

- (b) There is no feasible alternative that would reduce land coverage.

The land coverage is necessary to construct a building to house an emergency generator for an existing sewer pump station. The generator will not fit in the existing building and therefore requires construction of a separate building. The new building requires more coverage than what is allowed on the parcel per Chapter 20 of the TRPA Code of Ordinances. There is no feasible alternative to reduce the land coverage required to provide emergency power to the sewer pump station and the necessary access for maintenance personnel.

- (c) The project, because of its unusual configuration or service requirement requires special consideration.

The project is required to provide sewerage services to the existing residential properties and to protect Lake Tahoe from potential sewage contamination that could result in the case of power failure. Because of the public health and safety and environmental issues, this project requires special consideration for the transfer of additional coverage.

- (d) The facility primarily serves the needs of persons other than those who are, or will be, residents of the lands in question, or the owners of the land in question.

The existing sewer pump station serves all citizens of the City of South Lake Tahoe, and not any single property owner.

- (e) The project is necessary for public health, safety or environmental protection.

The project is necessary to protect the public and environment from potential sewage contamination in the event of power failure.

- (f) There is no reasonable alternative, including a bridge span or relocation, which avoids or reduces the extent of encroachment in the stream environmental zone.

The land coverage is necessary to construct a building to house an emergency generator for the existing sewer pump station. As the generator does not fit inside the existing building the next alternative is to construct a small building as close to the existing sewer pump station as possible.

- (g) The impacts of the land coverage and disturbance are fully mitigated in the manner set forth in Subparagraph 20.4.A(2)(e), with the exception that the restoration requirement in such Subsection shall apply exclusively to stream environmental zone lands and shall include coverage and disturbance within the permitted Bailey coefficients.

The impacts of the land coverage and disturbance will be fully mitigated through application of best management practices and restoration offsite of land in Land Capability District 1b in the amount of 1.5 times the area of the land covered or disturbed for the project beyond the permitted Bailey coefficients. Temporary BMPs will be implemented during construction including filter fencing. Permanent BMPs will include infiltration trenches and a paved pathway.

Required Actions: Staff recommends that the Hearings Officer take the following actions:

- I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.
- II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA Permit.

-D-R-A-F-T-  
PERMIT

PROJECT DESCRIPTION: Sewer Pump Station Addition                      APN: 26-121-07

PERMITTEE(S):              South Tahoe Public Utility District                      FILE # 20060190

COUNTY/LOCATION: City of South Lake Tahoe / 3005 Bellevue Avenue

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on June 22, 2006, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on June 22, 2009 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

\_\_\_\_\_  
TRPA Executive Director/Designee

\_\_\_\_\_  
Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) \_\_\_\_\_

Date \_\_\_\_\_

PERMIT CONTINUED ON NEXT PAGE

D-R-A-F-T

APN: 26-121-07  
FILE NO. 20060190

Excess Coverage Mitigation Fee (1): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Posted (2): Amount \$ 500 Posted \_\_\_\_\_ Receipt No. \_\_\_\_\_ Type \_\_\_\_\_

Security Administrative Fee (3): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Notes:

- (1) Amount to be determined. See Special Condition 3.C., below.
- (2) See Special Condition 3.D, below.
- (3) \$144 if a cash security is posted, or \$74 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: \_\_\_\_\_

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

\_\_\_\_\_  
TRPA Executive Director/Designee

\_\_\_\_\_  
Date

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**SPECIAL CONDITIONS**

1. This permit specifically authorizes the addition of a 96 square foot single-story building to house a new emergency generator for the existing Bellevue Sewer Pump Station located at 3005 Bellevue Avenue. The project will require the transfer of 141 square feet of additional land coverage to the parcel.
2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
  - A. The site plan shall be revised to include:
    - (1) Details of the proposed fence, including height, material, and color.
    - (2) The dripline infiltration trenches and drywell shall be appropriately sized to handle the runoff generated on the site. All areas of the parcel that are not required for infiltration purposes shall be revegetated in accordance with the TRPA Handbook of Best

Management Practices. Application of a mulch may enhance vegetative establishment.

- (3) The permittee shall submit calculations demonstrating that the proposed infiltration trenches are sized accordingly for the slope and soil type of the property and will capture and infiltrate a 20 year/1 hour storm event.
- B. Permittee shall restore, and provide evidence of such restoration, 211 square feet of disturbance in Class 1b land capability district, in accordance with Subsection 20.4.C.
- C. The affected property has 184 square feet of excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 5 or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of .06% (as identified in Table A of Subsection 20.5.A.(3), Chapter 20 of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

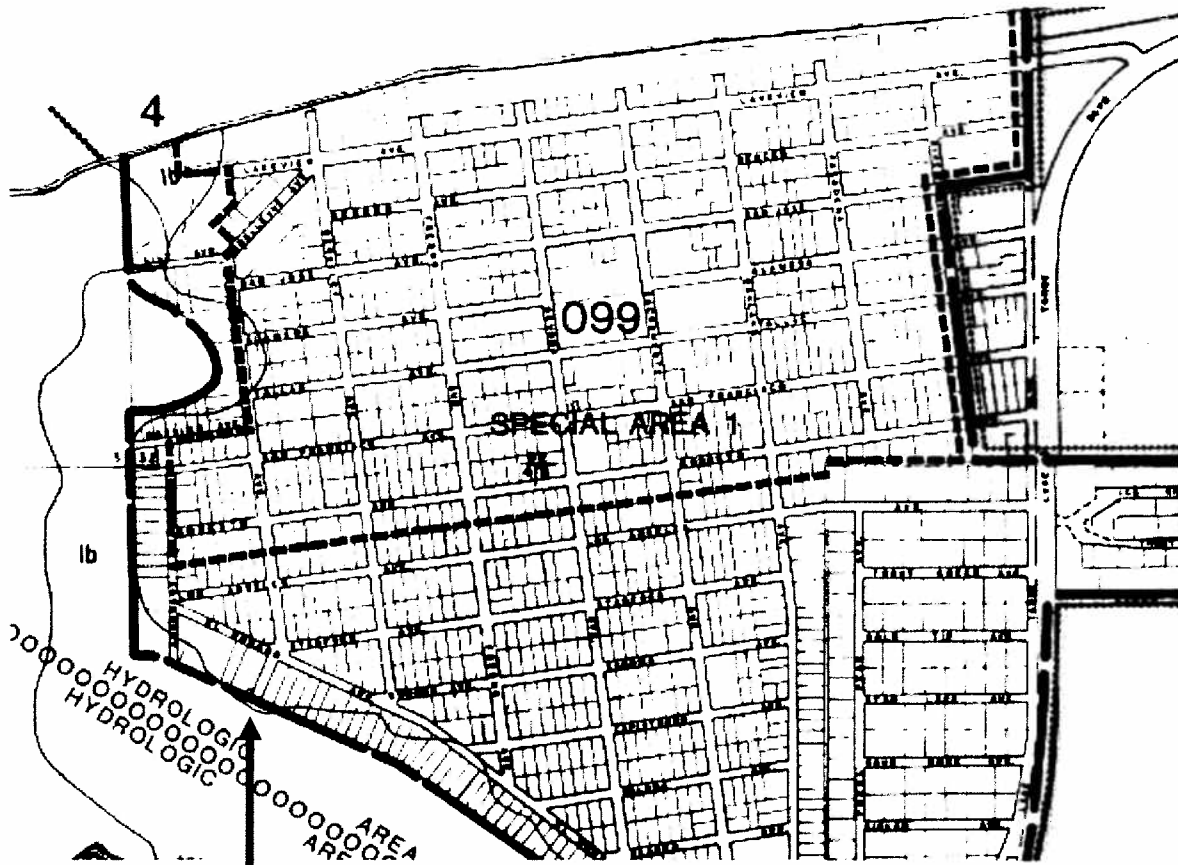
Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$6.50 for projects within Hydrologic Transfer Area 5. Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

- D. The security required under Standard Condition I.2 of Attachment Q shall be \$500.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
- E. The permittee shall submit three sets of final construction drawings and site plans to TRPA.

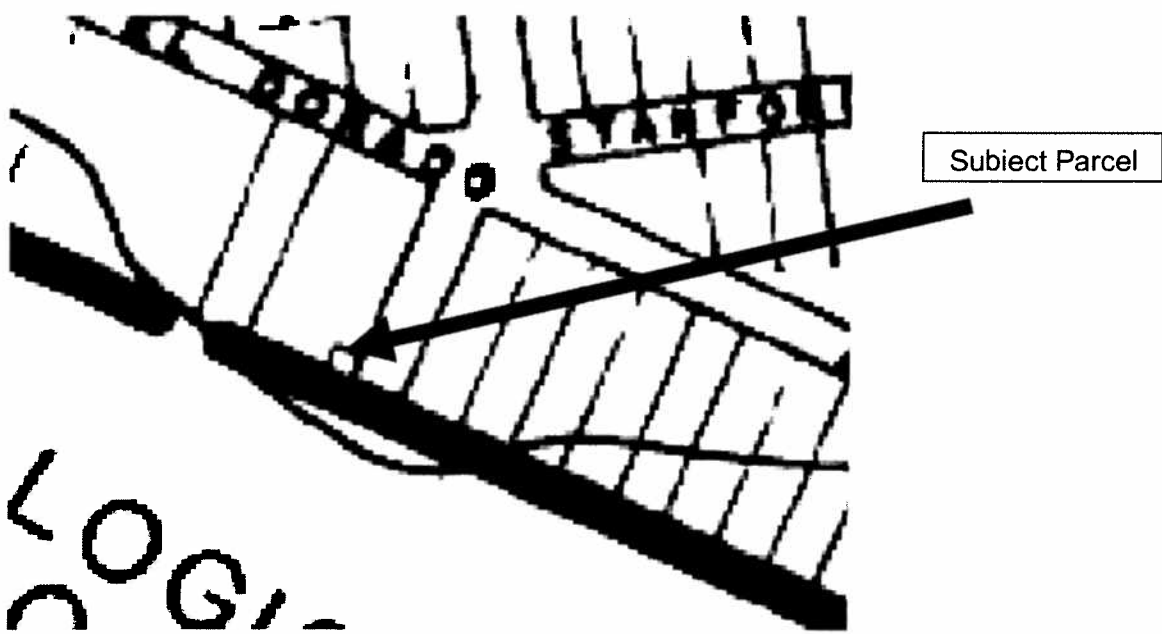
END OF PERMIT



VICINITY MAP (AL TAHOE)  
3005 Bellevue Avenue



Subject Parcel

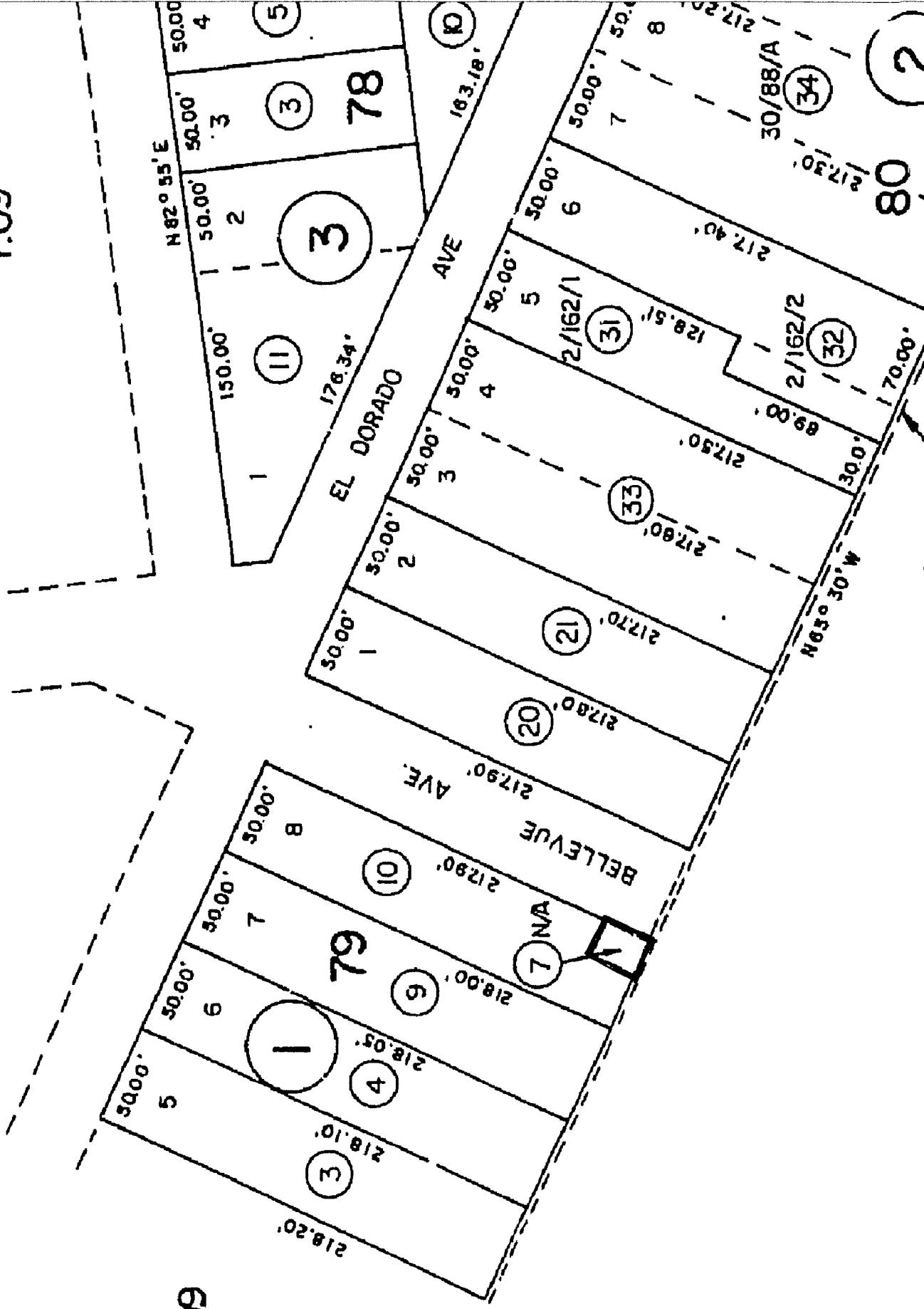



Subject Parcel

AL DRIVE A-

P09

P09



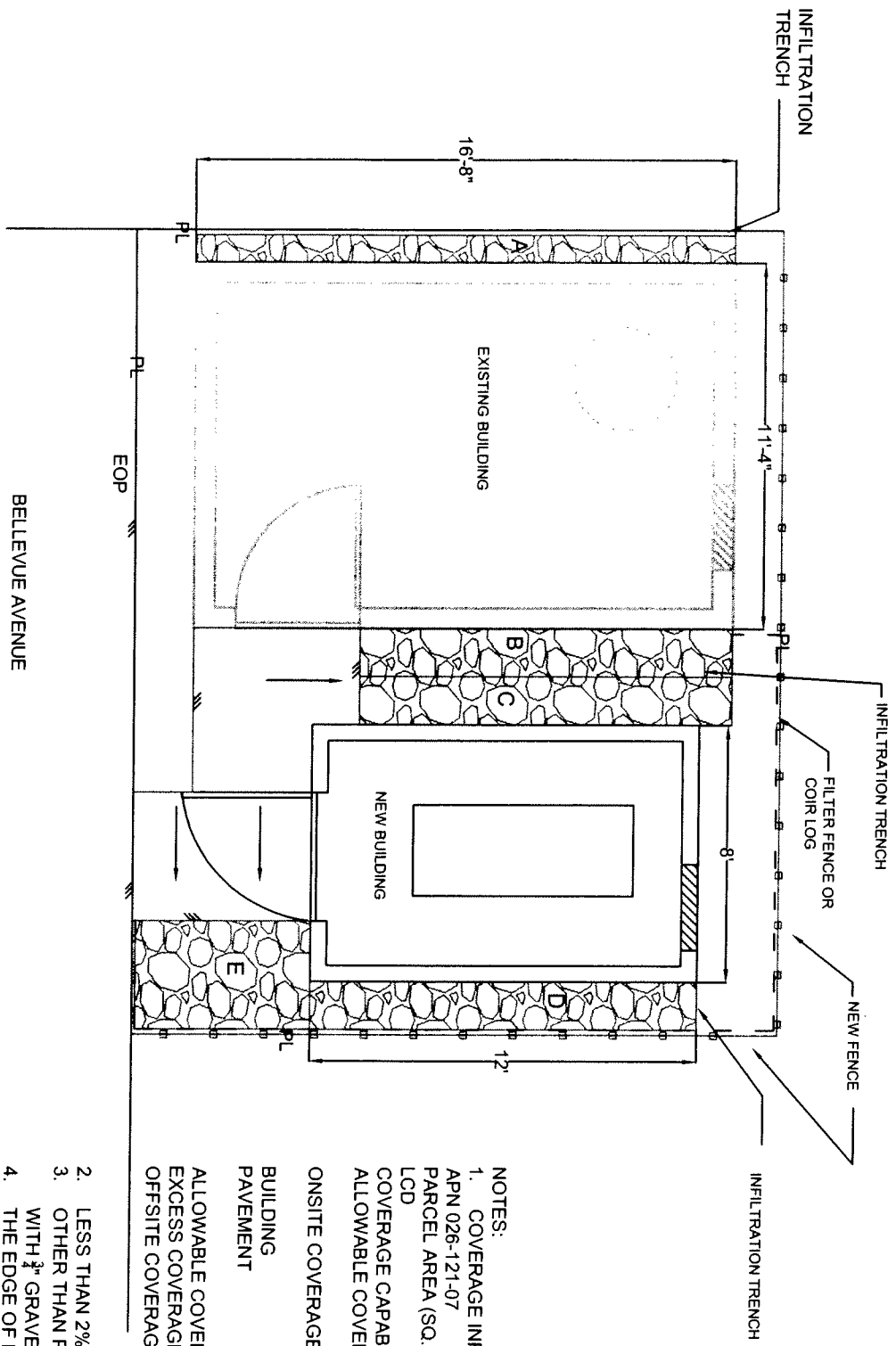


**SOUTH TAHOE PUBLIC  
UTILITY DISTRICT**

SEWER: 1890 - WATER: 1275  
 1275 Meadows Court Drive South Lake Tahoe, California 96150  
 Phone (516) 544-6774 Fax (516) 541-0814

A PUBLIC AGENCY

1 SITE PLAN



- NOTES:
1. COVERAGE INFORMATION:  
 APN 026-121-07 500  
 PARCEL AREA (SQ. FT.) 1B  
 LOD 1%  
 ALLOWABLE COVERAGE 5

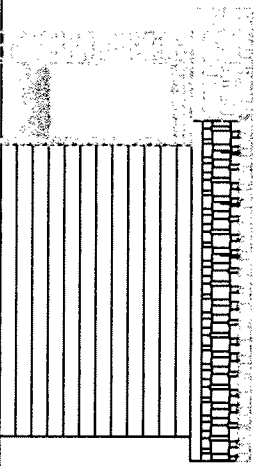
ONSITE COVERAGE	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)
BUILDING	189	285
PAVEMENT	0	45
ALLOWABLE COVERAGE EXCESS COVERAGE	-5	-5
OFFSITE COVERAGE	184	325
	0	0

2. LESS THAN 2% SLOPE ON SITE.
3. OTHER THAN PAVED AREA, SITE WILL BE COVERED WITH 3/4" GRAVEL, 3" DEEP.
4. THE EDGE OF PAVEMENT FROM BELLEVUE STARTS AT THE PROPERTY LINE.
5. MAXIMUM ALLOWABLE BUILDING HEIGHT: 28'-9" ACTUAL BUILDING HEIGHT: 10'-5" AND 9'-10".

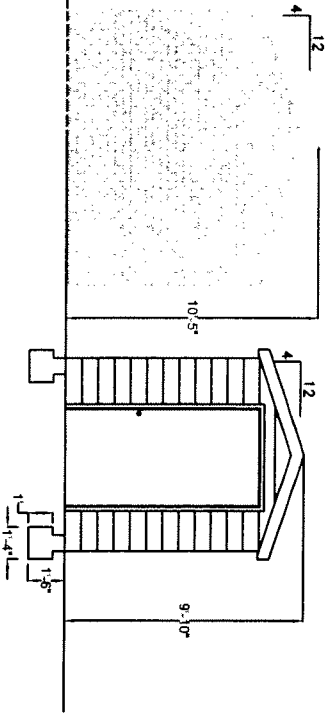
DRAWN: CMD  
 FILE: BELLEVUE PSTN SITE PLAN  
 DATE: 02/08/06  
 SCALE: 3/8" = 1'

**BELLEVUE PUMP STATION  
SITE PLAN**

SLOPE ON SITE	LESS THAN 2%
PITCH	4:12
ACTUAL HEIGHT	10'-5", 9'-10"
ALLOWABLE HEIGHT	28'-9"



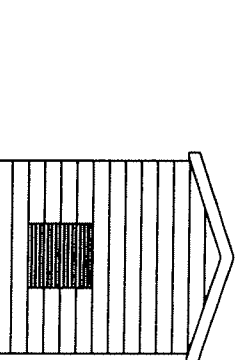
4 SOUTH ELEVATION



2 WEST ELEVATION



5 NORTH ELEVATION



3 EAST ELEVATION



SOUTH TAHOE PUBLIC  
UTILITY DISTRICT

Senior: 1330, Worker: 1273  
Meadow Creek Drive South Lake Tahoe California 96130  
Phone (916) 544-6474 Fax (916) 541-0814  
A PUBLIC AGENCY

DRAWN: CMD

FILE: BELLEVUE PSTN  
SITE PLAN

DATE: 02/08/06

SCALE: 1" = 8'

BELLEVUE PUMP STATION  
ELEVATIONS

# TAHOE REGIONAL PLANNING AGENCY

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## TAHOE REGIONAL PLANNING AGENCY STAFF SUMMARY

Project Name: Borelli Professional Offices

Application Type: Professional Office Building

Applicant: Jim Borelli

Applicant's Representative: Simon Environmental Planning

Agency Planner: David L. Landry, Associate Planner

Location: 8711 N. Lake Blvd, Kings Beach, Placer County

Assessor's Parcel Number/File Number: 090-192-03/20060426

Staff Recommendation: Applicant has requested and Staff recommends that this project be held over to a future Hearings Officer hearing.