

# TRPA Governing Board

*September 30, 2020*

## **AGENDA ITEM IX. A.**

Appeal of Approval of a Single Family Rebuild Permit, 470 Gonowabie Road, Washoe County, NV, APN 123-131-05, TRPA File No. ERSP2019-1453, Appeal File No. ADMIN2020-0003 and of Approval of Single Family Dwelling Permit, 480 Gonowabie Road, Washoe County, NV, APN 123-131-06, TRPA File No. ERSP2019-1471, Appeal File No. ADMIN2020-0004

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## **STAFF PRESENTATION**

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# Appeal of Single Family Dwelling Permits – 470 and 480 Gonowabie Road

**Appeal File Numbers ADMIN2020-0003 &  
ADMIN2020-0004**

# 460 Gonowabie Turnout Aerial



# 460 Gonowabie Looking North



# 460 Gonowabie Looking South



## TRPA Code of Ordinances §21.2.2.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.



# Traffic and Safety Impacts



# Developer's Construction Management Plan

- “Management component is critical due to the narrow, one way, right of way and lack of parking.”
- “Temporary pull outs off Gonowabie Drive, so as not to block traffic during unloading.”
- Staging of materials in the public ROW including the pullout in front of 460 Gonowabie is prohibited.
- Off-site staging and parking.
- Bulk of the parking will be done at the offsite staging area where it can be monitored and controlled.
- Traffic control will be provided by on site personnel when the road is impeded to allow for safe passage of residents and emergency vehicles.

# No Temporary Pullouts Installed Construction Fencing in Right-of-Way



# No Pullouts



# No Offsite Staging Porta Potty Placed in Right of Way Adjacent to Neighboring Residence



# Construction Trucks and Equipment Parked in Turnout, Traffic Queuing



# Construction Turnout Parking



# Trucks Blocking Driveway Access





# Additional CMP Components to be Incorporated

- Communication strategies with adjacent homeowners to keep them informed as far in advance as possible of scheduled work anticipated to cause significant noise, vibrations, or dust.
- Plan should include locations on the project site of all loading/unloading areas, job box and material storage areas, toilets, dumpsters, and provide for regular trash and debris removal and street cleaning and damage controls. Locate toilets and dumpsters away from existing residences.
- Prohibition of parking/staging in the public right of way on Gonowabie.

# Additional CMP Components Cont.

- On-site signage should be provided including the following information: (i) permitted hours of construction and of deliveries; (ii) name, e-mail address and direct phone number of the General Contractor; (iii) name, e-mail address and direct phone number of the person responsible for managing the project; (iv) name and direct phone number of the party to call in case of an emergency; (v) contact information for violations/enforcement.
- Project-related construction trucks larger in length than a full size pickup truck (including pick-up trucks towing a trailer) shall be restricted on-site no earlier than 9:30 AM and no later than 3:00 PM on days permitted for construction.

# Additional CMP Components Cont.

- Any closures or obstructions to Gonowabie shall be limited to between 9:30 am and 3:00 pm. A traffic delay notification shall be posted on site and written notification provided to residents on Gonowabie at least 48 hours in advance of any proposed closures/obstructions requiring traffic control. Road closures should not exceed 15 minutes, and should be limited to no more than two times per week. Traffic control shall employ appropriate techniques and devices as called for in the latest edition of the Manual on Uniform Traffic Control Devices, including flaggers where appropriate.

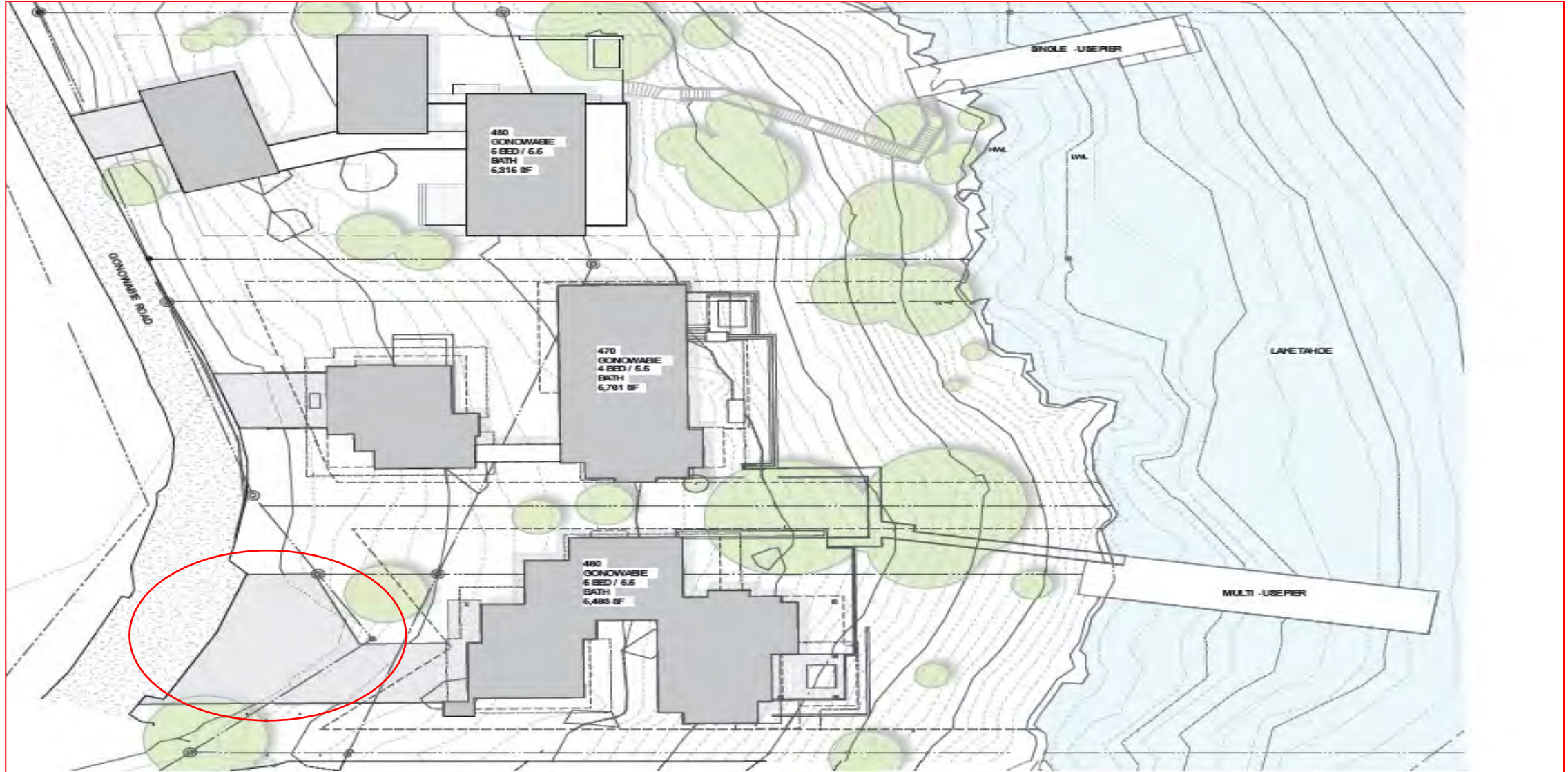
# Additional CMP Components Cont.

- Incorporate a COVID-19 Construction Site Management Plan which includes Jobsite Hazard Analysis/Jobsite Safety Analysis for COVID-19 exposure (with appropriate controls) and a procedure to conduct daily worker symptom screenings.

# Shared Driveway Policies

- **TRPA Code of Ordinances §34.3.2.A.** – “New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality, and safety.”
- **TRPA Design Review Guidelines** – “Owners of adjoining properties are encouraged to develop shared points of ingress and egress in order to reduce the number of access points onto the main roadway.”

# Composite Site Plan



# Mean Square Footage of Gonowabie Residences = 2,754 sf

## Median Square Footage of Gonowabie Residences = 2,239 sf

Address (Lakeside Properties)	Square Footage (Washoe County Tax Records)
400 Gonowabie	1,052 sf
410 Gonowabie	2,848 sf
418 Gonowabie	2,036 sf
422 Gonowabie	1,565 sf
424 Gonowabie	4,294 sf
430 Gonowabie	1,060 sf
434 Gonowabie	2,539 sf
444 Gonowabie	5,493 sf
450 Gonowabie	3,994 sf
458 Gonowabie	2,322 sf
496 Gonowabie	2,097 sf
500 Gonowabie	2,542 sf
510 Gonowabie	1,600 sf
514 Gonowabie	2,585 sf
520 Gonowabie	4,253 sf
526 Gonowabie	4,342 sf
534 Gonowabie	1,444 sf
540 Gonowabie	2,132 sf
550 Gonowabie	1,632 sf
552 Gonowabie	2,224 sf
570 Gonowabie	6,019 sf
580 Gonowabie	8,694 sf

Address (West of Gonowabie)	Square Footage (Washoe County Tax Records)
415 Gonowabie	2,108 sf
425 Gonowabie	1,008 sf
429 Gonowabie	648 sf
449 Gonowabie	2,554 sf
459 Gonowabie	2,239 sf
515 Gonowabie	3,807 sf
525 Gonowabie	736 sf

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## **PUBLIC COMMENT**



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TRPA Governing Board  
*September 30, 2020*

**AGENDA Item IX. A.**

# Governing Board Deliberation

TRPA Governing Board  
*September 30, 2020*

**AGENDA Item IX. A.**

A motion to grant the appeals of the  
Hearings Officer's decisions.



TRPA Governing Board  
*September 30, 2020*

**AGENDA ITEM IX. B.**

Appeal of Approval of Tree Removal Permit, 1360  
Ski Run Blvd, South Lake Tahoe, CA, APN 025-  
580-007, TRPA File No. TREE2020-1260, Appeal  
File No. ADMIN2020-0005

# TRPA Governing Board

*September 30, 2020*

Agenda Item IX. B.

## **STAFF PRESENTATION**

Appeal of Approval of Tree Removal Permit, 1360 Ski  
Run Blvd, South Lake Tahoe, CA, APN 025-580-007,  
TRPA File No. TREE2020-1260, Appeal File No.  
ADMIN2020-0005







# TRPA Governing Board

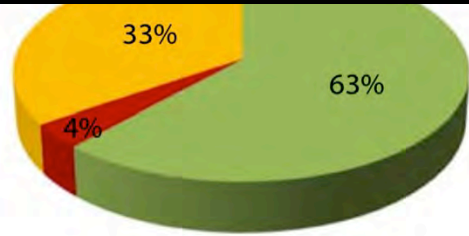
*September 30, 2020*

Agenda Item IX. B.

## **APPELLANTS PRESENTATION**

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# Non-Attainment means Unit #45 is “Considerably Worse than Target”

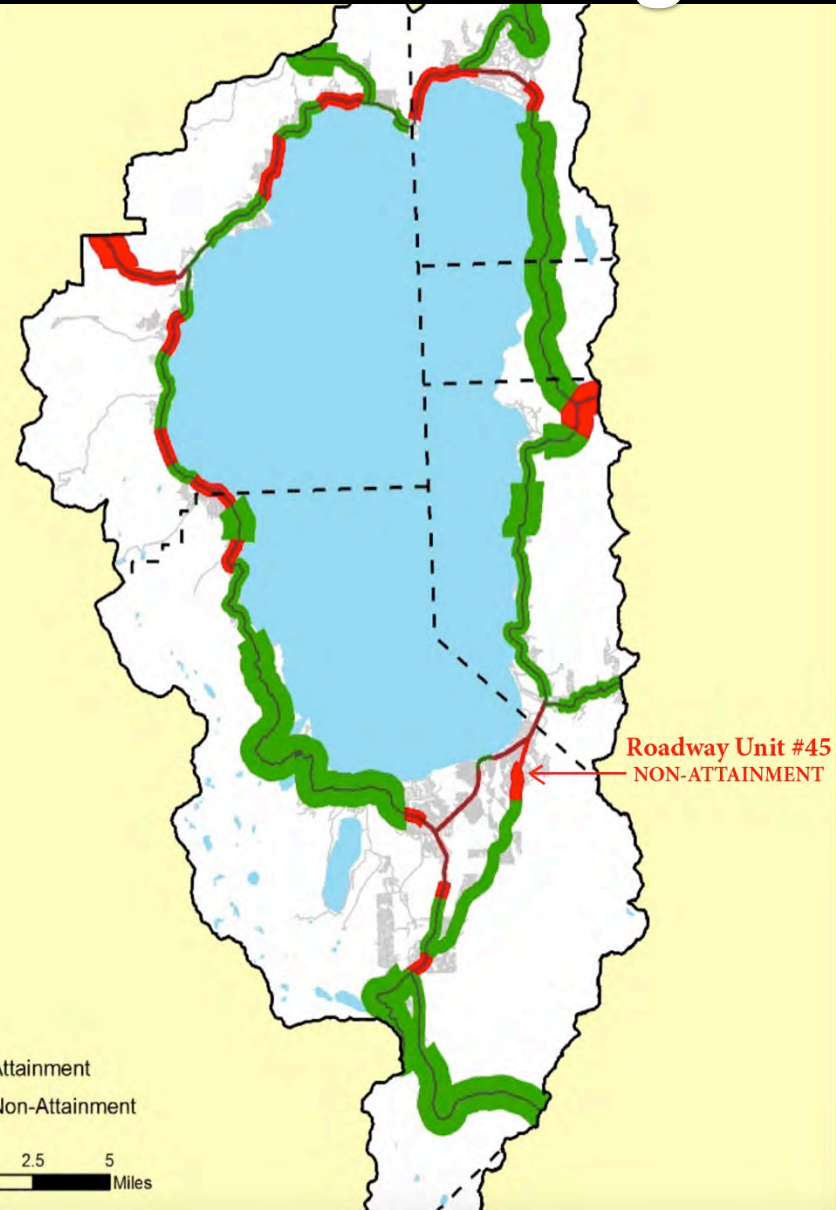
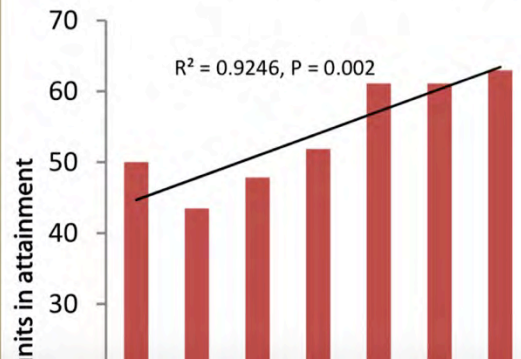


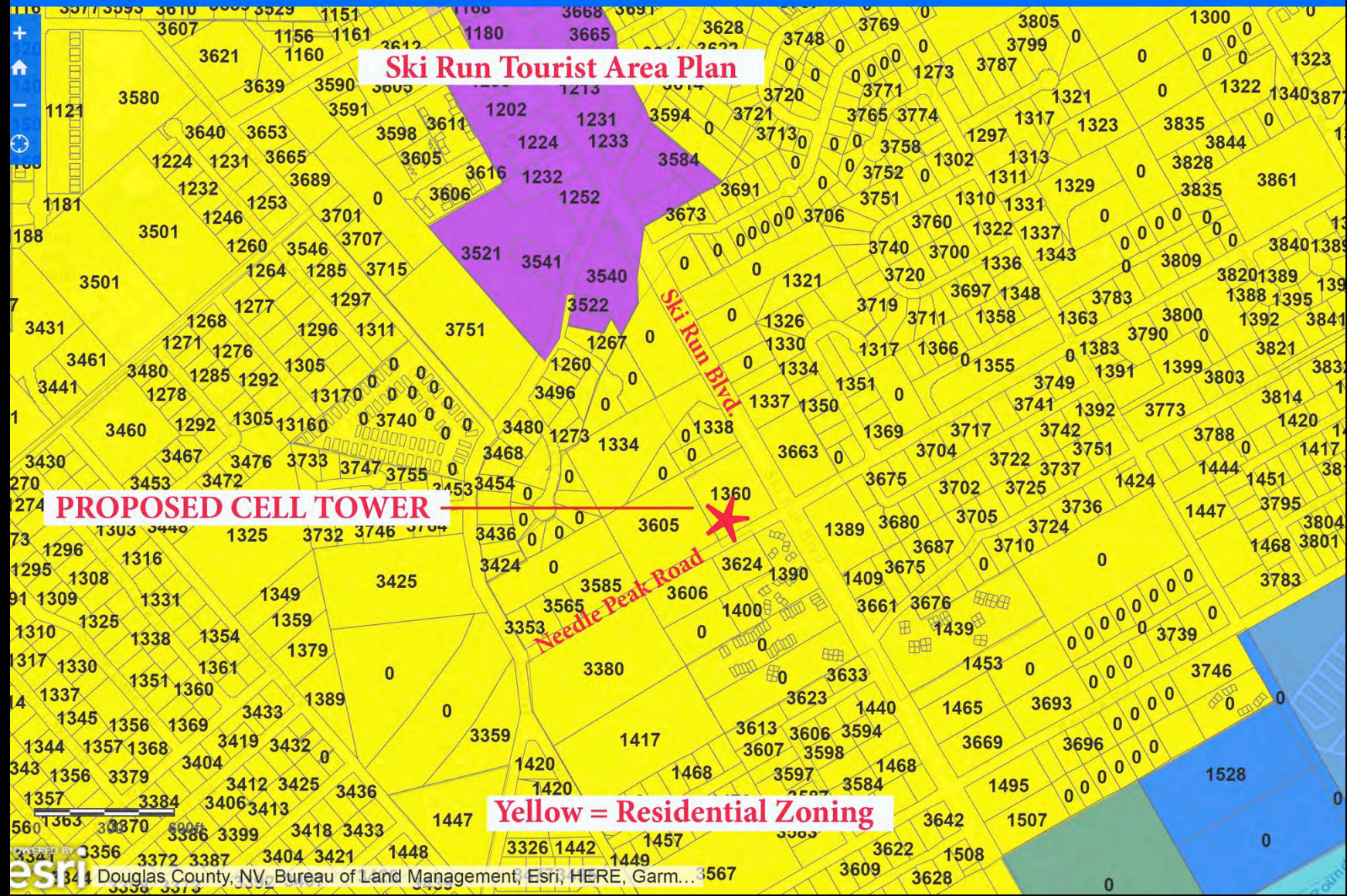
- At or somewhat better than target
- Considerably worse than target
- Somewhat worse than target

TRAVEL ROUTE RATINGS FOR ROADWAY TRAVEL UNITS

## Trend

Roadway Travel Route Ratings





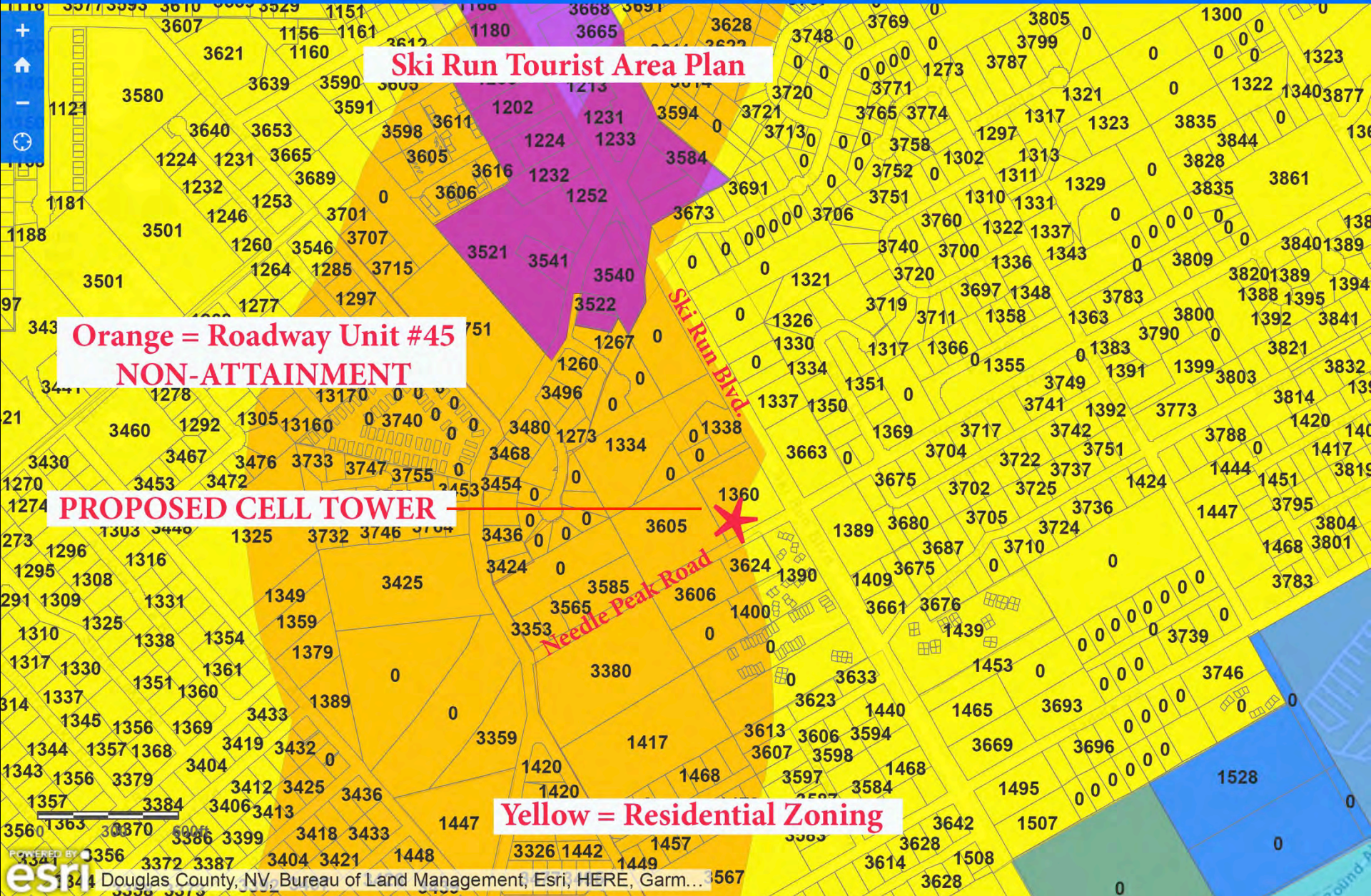
In a Sea of Residential zoning



**EXISTING CONDITION**  
from  
3605 NEEDLE PEAK ROAD  
Looking East  
9-24-20



**PROPOSED CELL TOWER**  
from  
3605 NEEDLE PEAK ROAD  
Looking East  
9-24-20



**Ski Run Tourist Area Plan**

**Orange = Roadway Unit #45  
NON-ATTAINMENT**

**PROPOSED CELL TOWER**

**Yellow = Residential Zoning**



70.3'

**EXISTING CONDITION**

**NEEDLE PEAK ROAD #2**

Looking East

9-24-20



**PROPOSED CELL TOWER**

**NEEDLE PEAK ROAD #2**

Looking East

9-24-20





**EXISTING CONDITION**  
**NEEDLE PEAK ROAD #1**  
**Looking East**  
**9-24-20**



**PROPOSED CELL TOWER**  
**NEEDLE PEAK ROAD #1**

**Looking East**  
**9-24-20**

# Mark Lobaugh – Verizon Rep.

6-13-19

“Normally on a macro-tower site there is room”  
[space for scenic mitigation].

**“Macro-towers are highly visible, highly contentious,  
very difficult projects to get approved  
Especially in the basin.”**

“I personally built a macro site on top of heavenly ...  
That project took seven or eight years to get approved.”

“Cantenna’s are a way to get service improved  
now with minimal impact.”



**EXISTING CONDITION**  
**NEEDLE PEAK ROAD**  
Looking West  
9-24-20



**PROPOSED CELL TOWER**  
**NEEDLE PEAK ROAD**  
Looking West  
9-24-20



**POLE TOP CANTENA CELL**  
**NEEDLE PEAK ROAD**  
Looking West  
9-24-20



**EXISTING CONDITION**  
**SKI RUN BLVD**  
Looking North  
9-24-20



**PROPOSED CELL TOWER**  
**SKI RUN BLVD**  
Looking North  
9-24-20





**PROPOSED CANTENNA**  
**SKI RUN BLVD**  
Looking North  
9-24-20



EXISTING CONDITION  
SKI RUN BLVD  
Looking South  
9-24-20



PROPOSED CELL TOWER  
SKI RUN BLVD  
Looking South  
9-29-20

**EXISTING CONDITION  
SKI RUN BLVD - CLOSEUP**

**Looking South  
9-24-20**



**PROPOSED CELL TOWER  
SKI RUN BLVD - CLOSEUP**

**Looking South**

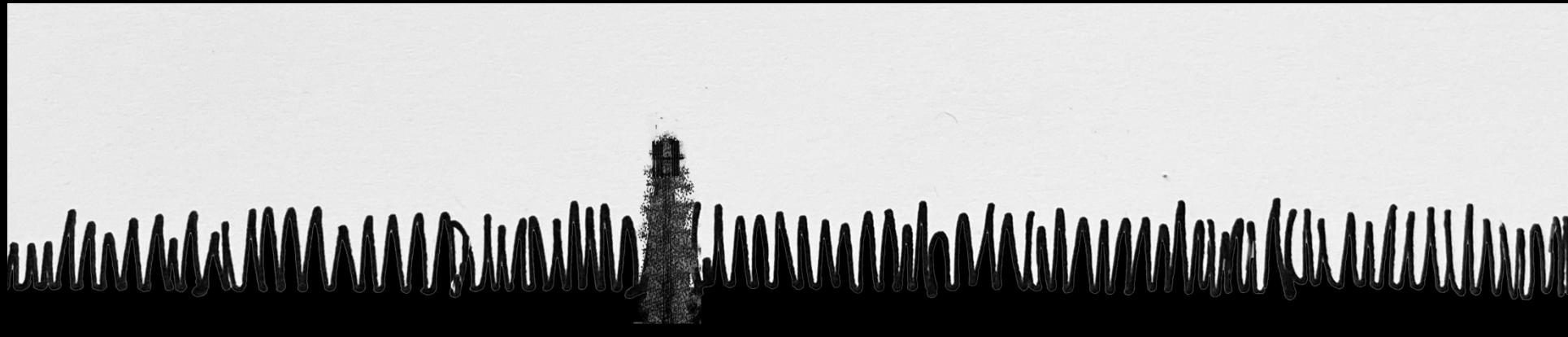
**9-29-20**



The human eye quickly goes to an unusual feature  
like a fake tree cell tower with  
a bunch of hardware on top

We are not fooling anyone when we put a  
fake 112' tree this 75' forest

Our eye immediately goes to the outlier...





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**PUBLIC COMMENT**



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**AGENDA Item IX. B.**

# Governing Board Deliberation

TRPA Governing Board  
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A motion grant the appeal of the  
Executive Director's decision.