

7.1 Marina County Special Use Permit & Permit Traffic Management Plan

2. **Camp Richardson Marina Plan: El Dorado County Special Use Permit S92-17R for Anchorage (Camp Richardson) Marina & TRPA Permit for Pier Extension**

The Marina Plan defines the ultimate physical development and operational standards for the marina located adjacent to the resort but subject to separate planning and regulatory processes. The Marina Plan is comprised of the approved El Dorado County Special Use Permit and Variance for the landward portion of the facility and the approved TRPA pier extension permit for structures in the lakeward portion.

Under the Marina Plan, the marina would continue to operate per the provisions of the approved County Special Use Permit (S92-17R). The pier extension approved in the TRPA permit (file # 950645) has been partially implemented and per this marina plan would continue to be implemented until all components of the approved plan are constructed.

Some provisions of these permits establish requirements for the resort as well as the marina. For example, the use permit requires implementation of an Emergency Access and Congestion Management Plan on Jameson Beach Road which requires traffic management activities on the resort property because that portion of Jameson Beach Road serves both the resort and marina, as well as the Jameson Beach tract. Another example is the TRPA permit which defines the configuration of the bouy field located off the resort beach. To the extent that the approved components of the marina plan have provisions which affect the resort, they have been incorporated as continuing requirements in the proposed Master Development Plan.

Any revisions or amendments to these approved plans for the marina would be reviewed, including consideration of the Master Development Plan for the resort, and adopted through the appropriate agency(ies).

FOR OFFICIAL USE ONLY

**SPECIAL USE PERMIT
APPLICATION**

*File # 592-172 Date 8-22-96

*Fee \$1800 Receipt # 510934

*Zoning RF Census Tract 305.03 TAZ

*Section(s) 4 Township 12N Range 18E

EL DORADO COUNTY PLANNING DEPARTMENT *Supervisory District 5 Received by PA

PROJECT NAME (if applicable) ANCHORAGE MARINA

REQUEST (Describe proposed use) MODIFICATION OF SPECIAL USE PERMIT

APPLICANT/AGENT JAY KNIEP Phone (916) 541-1817 FAX (916) 541-1817

Mailing Address P.O. BOX 624501 SO LAKE TAHOE CA 96154
(P.O. Box or street) (city) (state & zip)

PROPERTY OWNER CAMP RICHARDSON RESORT Phone (916) 5426550 FAX (916) 5426551

Mailing Address P.O. BOX 9028 SO LAKE TAHOE CA 96158
(P.O. Box or street) (city) (state & zip)

ENGINEER/ARCHITECT _____ Phone () _____ FAX () _____

Mailing Address _____
(P.O. Box or street) (city) (state & zip)

LOCATION: The property is located on the N side of JAMESON BEACH ROAD
(N/E/S/W) (road or street)

1500 FT N from the intersection with HWY 89
(feet or miles)-(N/E/S/W) (major street or road)

ASSESSOR'S PARCEL NO.(s) 032-110-01, 25 & 26

PROPERTY AREA (acre(s) or square feet) 43,365 SF AREA PLAN _____

X Jay Kniep Date 8/16/96
signature of property owner or authorized agent

DEED RESTRICTION CERTIFICATE: The undersigned declares that he/she has read and understands any deed restrictions recorded against the subject property, and that the improvements herein applied for does not violate any private deed restrictions.

X Jay Kniep Date 8/22/96
signature of property owner or authorized agent

ACTION BY PLANNING COMMISSION

ACTION BY BOARD OF SUPERVISORS

Date April 23, 1998

Appeal: None

Approved X Denied _____
(conditions or reasons attached)

Approved _____ Denied _____ Date _____

Robert Britzman RSI
Executive Secretary

Conditions Amended _____

S92-17R - As approved by the Planning Commission on April 23, 1998

Findings

1. There are no substantial changes in the project description that result in any new or increased significant environmental impacts not previously addressed and/or mitigated in the previously adopted negative declaration for S92-17 such that an addendum to said negative declaration is appropriate and there is no need to prepare and circulate a subsequent negative declaration for the project per Sections 15162 and 15164 of the CEQA Guidelines.
2. The project, including design and improvements, is consistent with the El Dorado County General Plan.
3. The proposed project, as mitigated and conditioned, will not be injurious to the neighborhood.
4. Upon conditional approval of this special use permit, the proposed project will conform with the applicable standards and requirements of the County zoning regulations.
5. The site is physically suitable for the proposed type and density of development.
6. The proposed project, as mitigated, will not have a significant effect on the environment.
7. Due to a history of noncompliance with previous conditions of approval, it is necessary to closely monitor the ability of the applicant to satisfy the conditions of approval for at least four years.
8. The applicants previously paid \$1275 on January 14, 1994, and have satisfied the requirements of State Fish and Game fees per AB 3158. The Notice of Determination on this action must be recorded, subject to a \$35 recording fee.

Conditions

All previous conditions on this special use permit are superceded by the following conditions.

1. New and additional uses allowed by this revision:
 - a. Two aboveground fuel storage tanks may be located on APN 032-110-25 following approval of V97-07 that may allow a reduction in required setbacks. These tanks must be in place by November 15, 1998.
 - b. Use of adjacent parcel, Assessor's Parcel Number 032-110-25, as a year-round residential or tourist accommodation rental unit (when an allocation is available), boat and trailer storage, employee parking and storage of marina related equipment and

supplies. Storage of general resort materials is not allowed except for snowplow and trash truck during the summer season. Other resort storage is permitted during the non-peak season, September 16, through May 14.

- c. Assessor's Parcel Number 032-110-26 is a parking area exclusively for empty boat trailers and not for vehicles or other equipment. Parking has been reconfigured to accommodate this capability.
 - d. Building 2 may be used during the summer season as a "Children's Activity Center with a capacity of 20 children and up to three employees. Hours are not limited.
 - e. Building 4 may be used for storage of marina and resort related materials if a loading zone is painted parallel to the front of the building.
2. Summer season events will be allowed in Building 2 only when fully contained in the building and as follows:
- a. Summer season is May 15 through September 15.
 - b. Building 2 shall only be used by groups of 140 persons or limited by the current occupancy rating of 49 persons or less that have contracted with the marina. The number will be determined and verified in writing prior to occupancy. When the structure is upgraded to meet applicable building and fire codes, the capacity may be expanded to 140 following review and occupancy approval by the Planning Director.
 - c. The marina shall provide a shuttle bus (minimum 29 passenger capacity) to provide service to the members of this group from the off-site location with the owner's permission for parking of participants vehicles. People in individual vehicles involved with such events will not be allowed past the kiosk. Federal lands shall not be used for off-site parking except under a permit. A copy of all applicable documents regarding such parking arrangements will be sent to the Planning Department ten working days prior to the event.
 - d. All amplified music or sounds shall cease at 10:00 p.m.
 - e. Noise levels at the property line shall not exceed the levels in Table 6.2, Chapter 7, of the General Plan.
3. Special events during the "non peak season" will be allowed in Building 2 when fully contained within the building and as follows:
- a. Non peak season is defined as September 16 through May 14.

- b. Off-season use of Building 2 for public meetings, catered events, football parties (particularly Monday Night Football), etc. for a maximum of 140 persons or limited by the current occupancy rating of the building (49 persons) for public assembly purposes. The number will be determined and verified in writing prior to occupancy. When the structure is upgraded to meet applicable building and fire codes, the capacity may be expanded to 140 following review and occupancy approval by the Planning Director.
 - c. Parking for these events is not restricted to the marina parking lot via the traditional shared parking agreement with the US Forest Service.
 - d. Gathering of patrons in the parking area after 10:15 p.m. will not be allowed. Marina staff will supervise patrons in the parking area to ensure prompt, quiet and orderly departure.
4. Uses of the concrete patio adjacent to Building 1 are allowed as follows:
- a. No use may extend past the vertical projection of the roof.
 - b. Boats for sale may be displayed.
 - c. No food or beverage service shall be allowed in this area.
 - d. No loud speakers or amplified music.
5. The following permitted uses, location, and square footage in Tables 1, 2, and 3 are currently allowed by S92-17 and are authorized by this revision and may continue if fully consistent with all codes and new permit conditions. "Proposed Uses" must provide all necessary clearances and approvals and demonstrate consistency with all other conditions to the Planning Department prior to operation.

Table 1
Building Size/Current and Proposed Uses

Building Size: Current/Proposed	Permitted Uses/Size Per S92-17	Proposed Uses/Size
Building 1 (740 sf) (1,330 sf as remodeled)	Market (400 sf) Meeting (340 sf)	Market (680 sf) Concession (150 sf) Office (500 sf)

Building 2 (2,620 sf SUP) (2,080 sf as remodeled)	Boat Repair (2,320 sf) Boat Sales (300 sf)	Activity Center (1,800 sf) Off-peak uses (per 2 & 3) Concession (100 sf) Restrooms (180 sf)
Building 3 (3,860 sf SUP) (2,880 sf as built)	Boat Storage (2,880 sf)	Boat Repair (2,880 sf)
Building 4 (2,560 sf)	Boat Storage (2,560 sf)	Warehouse (2,560 sf)
Duplex (5) Rental	2 tourist units 1 residential unit	2 tourist units 1 residential or tourist unit

Table 2
Anchorage Marina Summary of Seasonal Uses
(E) = Existing: No specific permits needed to operate 1998.
(P) = Proposed: Permits/Clearance may be needed to operate 1998.

Boating Season (May 15 - September 15)	Off-season (September 16 - May 14)
Building 1 Marina Store (downstairs) (E) Offices (upstairs) (P) Concession sales (patio) (P) Picnic tables (patio and on the pier), or Boat sales display (P)	Building 1 Boat storage (patio) (P)
Building 2 Public Assembly (P) Activity Center (P) Concession space (P) Restrooms (E)	Building 2 Public Assembly (P) Restrooms (E)
Building 3 Boat Repair and Maintenance (E)	Building 3 Boat repair and Winter boat storage (E)
Building 4 Warehouse (dry food storage, resort equipment, and materials) (E)	Building 4 Warehouse (dry food storage, resort equipment, and materials) (E)
Duplex 2 tourist units (E)	Duplex 2 tourist units (E)
Residential Unit (APN 032-110-25): 1 residential unit (E)	Residential Unit 1 residential or tourist unit (E)

Storage Lot (APN 032-110-25): Storage of forklift and backhoe (E) General Marina Storage (P) Aboveground Storage tanks (P) Snowplow and Trash Truck (E) Boat, Trailer, and Employee Parking (P) Boat Repair (P)	Storage Lot Storage of forklift and backhoe (E) General Marina Storage (P) Aboveground Storage Tanks (P) Snowplow and Trash Truck (E) Miscellaneous Resort Storage (P)
Parking Area (APN 032-110-01): Parking (E) Aboveground tanks (until 11/15/ 1998 only) (P)	Parking Area: Parking (E) Boat Repair/Single Stack Storage (P)

Table 3
Outdoor/Concession Uses
All (E) = Existing: No Permits needs to operate 1998.

Use/Activity	Units of Use	Parking Required
Personal Water Craft (PWC) Rental	6 PWCs	3
Parasailing	1 six-passenger boat	2
Boat Rentals	9 boats	6
Guided Tour Boat	12 passengers at one time	4
Water Ski School	2 boats	1
Fishing Charter	4 passenger boat	1
Boat Ramp	1 lane ramp	2 tandem space/1 stacking by ramp
Commercial sailboat	3 crew /up to 30 passengers	6
TOTAL PARKING SPACES		23 single +2 tandem spaces

MITIGATION MEASURES/MONITORING

- For the first two years after approval, a minimum of two follow-up inspections will be conducted by the Planning Department each year to ensure compliance with conditions and mitigation measures. The Planning Department will act as lead agency with responsible agencies and coordinate the review. Successful compliance with these inspections will result in annual inspections for two additional years. Noncompliance or significant violation may result in a determination by the Planning Director to continue such inspections for an indefinite period of time until compliance is regularly attained. Monitoring by El Dorado County staff shall be funded by the applicant based on established departmental fee schedules for time and materials. Each monitoring cycle shall be limited to ten billable planner hours by the Planning Department unless a clear noncompliance is noted and time

to document same exceeds the limit. Fees for non County agencies are the responsibility of the applicant and effected agency.

7. By June 1, 1998, the applicant shall submit an "Emergency Access/Congestion Management Plan" (EACMP) approved by the Lake Valley Fire Protection District and the Planning Department to manage Jameson Beach Road, resort parking lot circulation, and site parking at all times of the year, particularly during peak summer use periods and for on- and off-season "Special Events." The plan shall describe the following in detail: description and procedures for traffic diversions at the kiosk; methods to assist Jameson Beach homeowners through congestion; use of "Parking/Traffic Monitors" to keep boat launch area and aisle ways clear; off-season parking and boat storage procedures; and directional signage and pavement painting shall be included. Monitoring (especially mid-August peak day) by Lake Valley Fire Protection District and the Planning Department will determine if adequate access is maintained for emergency vehicles. The plan shall be approved and operational by July 1, 1998.
8. By March 1 of each year, the applicant shall submit a complete annual report regarding compliance with these conditions of approval to the Planning Department. The report will also include a complete request for any changes in operations contemplated by the applicants for the coming summer season. The report will fully document the nature of the change and describe compliance with the conditions of approval. The Planning Department will review and approve/deny the report by April 1 (or within 30 days of a submittal after March 1). Any denial will include written justification. The applicant may appeal this decision to the Planning Commission within ten working days. Unless an alternate time line for implementation or conformance is proposed in the request, the applicant will have until June 1 (or 90 days from a submittal after March 1) to demonstrate compliance of any and all approved changes. This report will be forwarded to affected agencies for comment/verification of compliance with applicable standards.
9. The applicant shall provide evidence of compliance with Lahontan Regional Water Quality Control Board discharge permit 6-89-158A1 by October 15, 1998. This shall include the addition of APN 032-010-25 to the permit area. If the permit is not in full compliance by October 15, 1998, off-season special uses will not be allowed and all uses of the parcel will not be allowed past that date.
10. The applicant will fund follow-up monitoring of noise from all marina activities during peak summer use in August of 1998 to determine compliance with the General Plan Noise Standards. Monitoring shall be consistent with the March 18, 1997, Acoustical Analysis prepared by Brown-Buntin Associates as required to determine 24-hour compliance with General Plan Noise Standards criteria including Personal Water Craft operation as proposed, and will include early morning fishing charter departure and an evening tour boat departure and arrival. If standards are not attained at that time, the Planning Director will work with marina staff and the noise consultant to determine the reason and modify the Personal Water

Craft and general operations plan until the standards are attained. Monitoring will cease when standards are attained and will only be resumed if a change in operation is requested or there is evidence that marina related operations have affected noise levels.

CONDITIONS OF APPROVAL

Planning Department

11. The Planning Director has authority to interpret conditions of this special use permit and make minor modifications, including modifications of specific deadlines when data has been submitted to substantiate deadline or condition modifications. An initial determination of the processing method of any request will be made within ten working days. If substantiation is deemed inadequate, the Planning Director may place the matter on the Planning Commission agenda for discussion and disposition.
12. Prior to initiation of any new or additional uses as allowed by these conditions, the applicant shall, in a form approved by the Planning Director, record as a Notice of Restriction that uses of the three project parcels are subject to the conditions of El Dorado County Special Use Permit 92-17R.
13. Prior to occupation of any structure for any use allowed by this revision, the applicant shall obtain approval from ministerial permitting agencies responsible for public health safety and welfare related use and occupancy of the structure. No change in use shall begin until notification in writing of such approval from the above agencies is on file with the Planning Department.
14. Prior to operation of the "Children's Activity Center" an "Exemption Letter" from the State of California Office of Community Care Licensing shall be provided to the Planning Department (along with supporting documentation submitted to explain operations that support the exemption), or provide proof of proper day care licensing prior to operating the center.
15. There shall be no outdoor sales of alcoholic beverages within the project area. Building 2 is the only area where sales of alcoholic beverages will be allowed. The applicant will provide a copy of license from the California Department of Alcoholic Beverage Control prior to the use of Building 2 for such purposes.
16. To protect the adjacent fence to the east, the applicant shall install by July 1, 1997, vehicle barriers of one or all of the following: a minimum 3-foot high, 3-inch diameter steel fence or minimum 4-inch diameter vertical steel bollards; or minimum 6-inch concrete wheel stops, or a minimum 6-inch AC dike with cross-drainage at least every 10 feet. The chosen method of vehicle barriers shall keep vehicles a minimum of 3 feet from the residential fence or property line to the east of the parking lot and will be illustrated on the revised site plan.

The applicant has installed 4" x 4" wood posts which are 4 feet high. These will be accepted on an interim basis and monitored. Should they be found to be inadequate by the Planning Director due to continued failure, they shall be replaced with one of the above standards.

17. Prior to July 1, 1998, the applicant shall install a 6-foot barrier fence or 5-foot on-center vegetative plantings on the southern property line of APN 032-010-25 to provide visual screening where necessary from Pope Marsh and Jameson Beach Road public travel and viewing areas. If annual mortality occurs to any of the vegetative plantings, they shall be replaced by May 15. All repairs and plant replacement shall be noted in the annual report.
18. A buoy string extending 200 feet onto the lake from the mean high water mark shall mark the submarine property line between the marina property and APN 032-110-02. Said buoys shall focus operation of water craft to the west of the buoy line.
19. The applicant or concession shall not place improvements such as risers, decks, etc. in the aisle ways of the parking lot which would restrict traffic flow.
20. Prior to July 1, 1998, the applicant shall accomplish the following to provide visual screening from adjacent residential properties:
 - a. Plant minimum 5-gallon Quaking Aspens or other Planning Director approved deciduous tree species, a minimum of 8 feet on-center for the length of the existing fence to the east of the parking lot and APN 032-110-25 adjacent to the existing building on the adjacent parcel which abuts the property line..
 - b. The existing fence shall be raised to 6 feet where needed and over winter damage shall be repaired every year by June 1. Any summer season marina-caused damage to the fence will be repaired within one week.
21. No later than June 1 each year, snow removal damage to the easterly property line fence shall be repaired and any dead aspens shall be replaced. All repairs and aspen replacement shall be noted in the annual report.
22. When the pavilion/recreation center is available on the Camp Richardson property, the public assembly in Building 2 shall be discontinued. A special use permit may be required for further activity in that structure.

Site Plan

23. A revised scale site plan on a base using the dimensions determined by the property line survey prepared by a Registered Civil Engineer or Licensed Land Surveyor shall be submitted to the Planning Department by June 15, 1998. In addition to all buildings and physical and natural features, and items required by other conditions, the site plan shall specifically illustrate the following:

- a. The chosen method and location of vehicle barriers and approximate location of all vegetative or fence screens.
 - b. Location, height, type of fixture, bulb specifications and direction of lighting fixtures designed to minimize off-site projection of light and glare while achieving security needs. A scale elevation of any pole or building mounting shall be included on the site plan margin or a separate page. Manufacturers' specification sheets are acceptable to describe fixtures.
 - c. A minimum of 58 on-site parking spaces and aisle ways with minimum dimensions consistent with the Parking Ordinance shall be shown. Compact spaces shall total no more than 24. Two handicap spaces and two full-sized parking spaces for both the duplex and residential unit shall be shown. Two additional spaces can be shown where the fuel tanks will be removed. Striping paint type and repainting schedules shall be noted.
 - d. Approximate location of snow storage areas that will not result in the blockage of drainage facilities.
 - e. Location and dimensions of the "Marina Parking" directional sign in the restaurant parking lot and any other similar on-site directional and NO PARKING signage shall be illustrated (along with buildings, ramp approach, fuel tanks, and Jameson Beach Road).
 - f. Where "boats" are indicated on the current plan near the duplex, at least one space shall be illustrated as car/trailer stacking for those awaiting launching. Duplex parking spaces may be designated between the stacking space and beach within the area marked as "boats" on the current site plan.
 - g. Estimated limits of paving and water quality improvements of APN 032-010-25 and location and type of visual screening on the southern property line.
 - h. APN 032-010-25 and -26 uses allowed and any signage or barriers to limit those uses (e.g., boat trailer parking, storage, residential unit parking spaces, etc).
24. The illustrated improvements described in the revised site plan (see above condition) shall be installed prior to July 1, 1998. The Planning Department will provide notice of verification for this condition to the file.
25. All parking lot striping and directional arrows shall be repainted every two years, or annually if damaged by snow removal.

Boat Repair

26. Summer season outdoor motor testing will only be allowed on boats that will not fit through the doors of the repair facility, and if so, only from 9:00 a.m. to 6:00 p.m. Exhaust outlets shall be directed 90 degrees away (south) from residential units for testing or otherwise muffled. Motors shall not be started before 9:00 a.m.. The boat repair use shall utilize no more than the 7 parking spaces it is assigned in the parking calculation. Boat repair and motoring testing is allowed on APN 032-110-25 after it is paved subject to the same operating hours, exhaust director, or muffling requirement.
27. To prevent water quality, Haz-Mat and fire hazard impacts prior to commencing outdoor boat repair, an "Outdoor Boat Repair Procedure Outline" shall be submitted to the Lake Valley Fire Protection District, the Environmental Management Department and the Lahontan Regional Water Quality Control Board for review and approval. Emergency repair of boats on vehicle-towed trailers may be allowed if for less than two hours in duration and consistent with the above requirements.
28. In the off-season, boats may be repaired and tested in the parking lot, but only from 8:00 a.m. to 6:00 p.m. and consistent with the conditions herein. Motors shall not be started before 9:00 a.m. Storage is allowed in the parking lot if consistent with the off-season Emergency Access/Congestion Management Plan.

Water Craft Operation

29. The boat owner's information sheet will be modified by July 1, 1998, to include parking area rules consistent with the approved Emergency Access/Congestion Management Plan.
30. To control the safe and efficient movement of water craft and pedestrians around and on the pier, there shall be a "Harbor Master" or "Pier Monitor" present on the pier during summer season periods with authority to assist and direct pier and water craft users consistent with established health and safety guidelines and these conditions.
31. All tour boats and any boat greater than 28 feet in length shall be moored to the pier at least 200 feet from the mean high water mark. Personal Water Craft for rent shall be moored at least 75 feet from the shoreline end of the pier, regardless of water level. When the straight pier extension is completed, the Water Craft shall be relocated to at least 200 feet from the mean high water mark.
32. Parking or storage of any water craft on the beach in front of duplex shall be prohibited by other than those registered in the duplex. Signage of this restriction shall be placed on the beach and noted on the site plan. The Harbor-Master will enforce compliance with this condition.

Water Craft Trailers

33. Overnight guests of Camp Richardson Resort shall park boat trailers at their place of lodging after launching.
34. Long-term buoy rental customers shall not store trailers on marina or U.S. Forest Service property.
35. Parking of empty boat trailers on the Jameson Beach Road and the restaurant parking lot shall not be allowed. Tandem spaces shall only be used for trailer/vehicle combinations. Parking of empty trailers on APN 032-010-26 is allowed if not attached to a vehicle. This parcel shall be provided with temporary fencing or flagging and signage solely for this purpose and shall be designated so on the site plan. The Emergency Access/Congestion Management Plan shall describe the procedural details of the use.

Fuel Storage Tanks

36. The aboveground fuel storage tanks will be removed from the current unpermitted location, and two parking spaces reestablished by November 15, 1998.

Building Department and Fire Department

37. The applicant shall request a site inspection for compliance with all applicable codes for all structures on the project area. Occupancy must be verified prior to any uses allowed by this permit.

Environmental Management Department

38. The applicant shall submit to and fund an inspection by the El Dorado County Environmental Management Department to determine food service facility upgrades and/or Haz-Mat plans/boat repair procedures needed to allow the new or additional uses of the on-site buildings. No occupancy or operation of any new or additional use approved by this permit revision will be allowed until said permits receive final approval. The Environmental Management Department will provide a memorandum to the Planning Department stating satisfaction with this condition.

Department of Transportation

39. By June 15, 1998, the applicant shall prepare and submit a storm water runoff plan consistent with the El Dorado County Drainage Manual to determine on- and off-site sources of runoff and the ability of the existing/proposed system to handle the 10-year 24-hour design storm beyond the water quality criteria of the Lahontan Regional Water Quality Control Board.

40. By June 15, 1998, the applicant shall submit for review and approval a site improvement/grading plan (can be included on the revised site plan) that shall include:
 - a. Identification and extent of any grading or known drainage facility needs.
 - b. Parking lot dimensions consistent with Chapter 17.18 of the El Dorado County Code and State of California Handicap Accessibility Standards.
 - c. Verification of minimum paved width of 18 feet with two-foot shoulders from State Route 89 to the site.

FOR OFFICE, ONLY*

*File No. V92-07 Date 12/30/97

*Receipt No 15451 Fee 305

*Census Tract 305.03 TAZ

*Section(s) 6 Tnshp 12 N Rng 19 E

VARIANCE APPLICATION

EL DORADO COUNTY PLANNING DIVISION *Supervisorial Dist. 5 Received by RB

PROJECT NAME (if applicable) ANCHORAGE MARINA

REQUEST (describe specifically) SETBACK VARIANCE FOR INTERIM AND PERMANENT PLACEMENT OF ABOVE GROUND FUEL TANKS

APPLICANT/AGENT JAY KNIEP Phone (530) 541 1817

Mailing Address P.O. BOX 624501 SO LAKE TAHOE CA 96154
(P.O. Box or Street) (City) (State & Zip)

OWNER (if not applicant) CAMP RICHARDSON RESORT Phone (530) 542 6550

Mailing Address P.O. BOX 9028 SO LAKE TAHOE CA 96158
(P.O. Box or Street) (City) (State & Zip)

ENGINEER _____ Phone (____) _____

Mailing Address _____
(P.O. Box or Street) (City) (State & Zip)

LOCATION: The property is located on the N/S sides of JAMESON BEACH Rv.
(N/E/S/W) (road/street)
being 1500 FT to intersection with HWY 89
(feet/miles) (major street or road)

ASSESSOR PARCEL NO. (s) 032 -110-01, 25, 26 ZONING REC FACIL.

PROPERTY AREA (acre(s)/sq. ft.) 1.6 AC AREA PLAN

SIGNATURE OF PROPERTY OWNER (s) _____

OR AUTHORIZED AGENT [Signature] 12/29/97

DEED RESTRICTION CERTIFICATE: The undersigned declares that he/she has read and understands any deed restrictions recorded against the subject property, and that the improvement herein applied for does not violate any private deed restrictions.

SIGNATURE _____ DATE _____

ACTION BY ZONING ADMINISTRATOR ACTION BY BOARD OF SUPERVISORS
OR PLANNING COMMISSION

APPROVED X DENIED _____
DATE April 23, 1998

Robert Britzman [Signature]
Zoning Administrator Exec. Secretary
(conditions or reasons attached)

White (Planning) Pink (Owner) Yellow (Building) Goldenrod (Env. Health)

V97-07 - As approved by the Planning Commission on April 23, 1998

Findings - Denial of temporary location

1. Although there are exceptional or extraordinary circumstances or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings or uses in the vicinity and the same zone, acts of the owner/applicant, e.g., the failure to seek a building permit that would have resulted in deliberate analysis of the alternatives, override the limitations of the site.
2. Although the strict application of the provisions of the ordinance requested to be varied could deprive the applicant of the reasonable use of the land or building allowed for other land in the vicinity and the same zone, an alternative location exists that can be better justified by findings for a variance.
3. The variance would be the minimum necessary for the reasonable use of the land or building if an acceptable alternative did not exist.
4. Although the variance is potentially in conformity with the intent of this article, the existence of an alternative location allows the use on the adjacent parcel. The variance is potentially detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Findings - Approval of permanent location

1. There are exceptional or extraordinary circumstances or conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings or uses in the vicinity and the same zone, and have not resulted from any act of the owner or applicant.
2. The strict application of the provisions of the ordinance requested to be varied would deprive the applicant of the reasonable use of the land or building allowed for other land in the vicinity and the same zone.
3. The variance is the minimum necessary for the reasonable use of the land or building.
4. The variance is in conformity with the intent of this article and not detrimental to the public health, safety and welfare, or injurious to the neighborhood.
5. The proposed project, as conditioned, will not have a significant effect on the environment. Further, the project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game; therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.

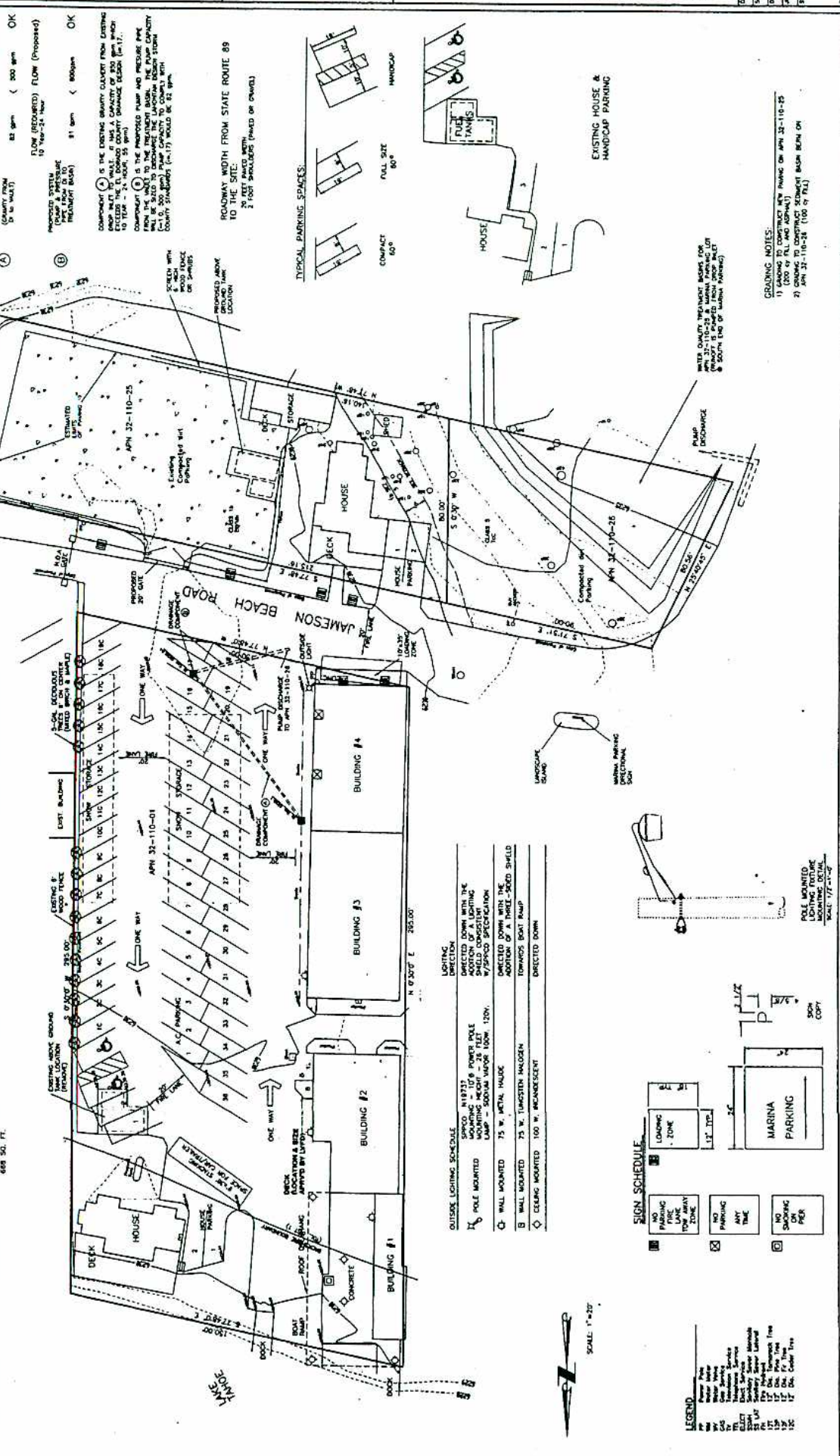
Conditions

1. The existing tanks will be moved from the current location to the proposed location by November 15, 1998 as shown on Exhibit A.
2. Proof of necessary registration of tanks with the El Dorado County Environmental Management Department and Lahontan Regional Water Quality Control Board shall be provided to the Planning Department prior to use of the tanks.
3. Two parking spaces will be established at the current tank location by November 15, 1998.

COVERAGE:

APN 32-110-01	APN 32-110-25	APN 32-110-26
CLASS 1b	CLASS 5	CLASS 5
Below 16th Street	16,820 SQ. FT.	2,090 SQ. FT.
15,785 SQ. FT.	842 SQ. FT.	842 SQ. FT.
842 SQ. FT.	108 SQ. FT.	37 SQ. FT.
842 SQ. FT.	228 SQ. FT.	537 SQ. FT.
26,574 SQ. FT.	393 SQ. FT.	534 SQ. FT.
	342 SQ. FT.	849 SQ. FT.
	148 SQ. FT.	2,103 SQ. FT.
	428 SQ. FT.	689 SQ. FT.

LOT AREA -
 MARINA DECKS & DOCKS
 MARINA BUILDINGS (EXIST)
 MARINA STORAGE BUILDING
 DRIVE & GARAGE PARKING (EXIST)
 TOTAL OVERSIGHT COVERAGE = 36,808 SQ. FT.
 OVERSIGHT COVERAGE
 ALLOWABLE COVERAGE -



STORM WATER RUNOFF COMPONENT

EXISTING SYSTEM FLOW (RECORDED) FLOW (Existing)
 10 Year-24 Hour
 82 gpm < 200 gpm OK

PROPOSED SYSTEM FLOW (RECORDED) FLOW (Proposed)
 10 Year-24 Hour
 81 gpm < 800gpm OK

COMMENTS: (A) IS THE EXISTING DRAINAGE SYSTEM FROM EXISTING DRAINAGE SYSTEM TO TREAT THE EXISTING COUNTY DRAINAGE REGION (A-17). FROM THE WEST TO THE TREATMENT BASIN. THE PUMP CAPACITY CAN BE USED TO PUMP EXCESS FLOW TO TREATMENT BASIN. COUNTY STANDARDS (A-17) WOULD BE 82 gpm.

ROADWAY WIDTH FROM STATE ROUTE 89 TO THE SITE:
 20 FEET AHEAD WITH 2 FOOT SHOULDERS (PAVED OR UNPAVED)

SCREEN WITH WOOD FENCE OR JUMPER
 PROPOSED JUMP LOCATION

TYPICAL PARKING SPACES:
 FULL SIZE 80'x30'
 COMPACT 60'x30'

EXISTING HOUSE & HANDICAP PARKING

WELL: (A) IS A 30" DIA. WELL FOR PUMP EXCESS FLOW TO TREATMENT BASIN. IT IS LOCATED AT THE WEST END OF SOUTH END OF WATER MAINWAY.

GRADING NOTES:
 1) GRADING TO CORRECT EXISTING PAVING ON APN 32-110-25 (200' OF FULL AND ASPHALT)
 2) GRADING TO CORRECT EXISTING PAVING ON APN 32-110-26 (200' OF FULL AND ASPHALT)

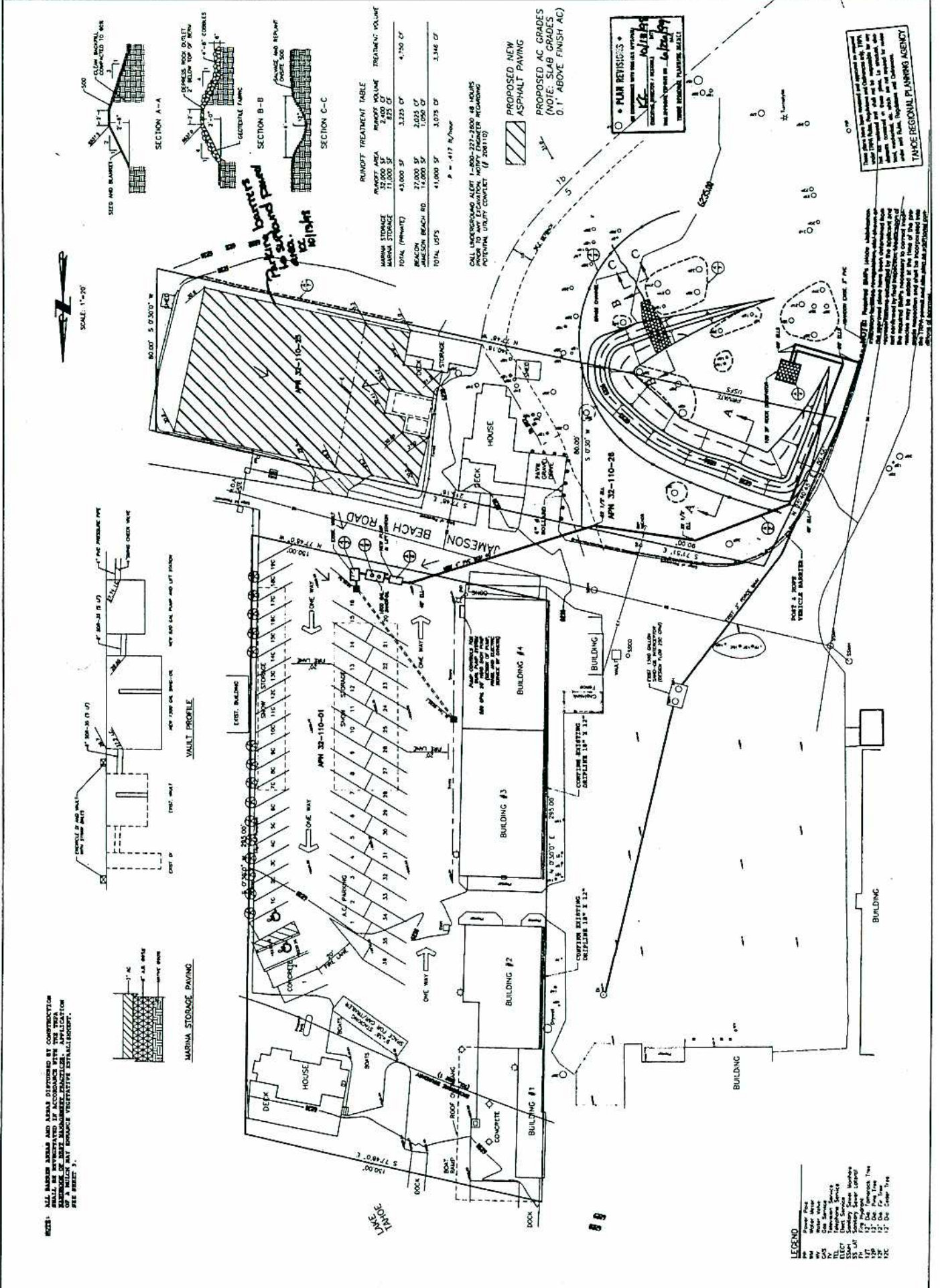
APN 32-110-01 CLASS 1b 16,820 SQ. FT.
 APN 32-110-25 CLASS 5 2,090 SQ. FT.
 APN 32-110-26 CLASS 5 842 SQ. FT.

LOT AREA -
 MARINA DECKS & DOCKS
 MARINA BUILDINGS (EXIST)
 MARINA STORAGE BUILDING
 DRIVE & GARAGE PARKING (EXIST)
 TOTAL OVERSIGHT COVERAGE = 36,808 SQ. FT.
 OVERSIGHT COVERAGE
 ALLOWABLE COVERAGE -

COVERAGES:

APN 32-110-01 CLASS 1b 16,820 SQ. FT.
 APN 32-110-25 CLASS 5 2,090 SQ. FT.
 APN 32-110-26 CLASS 5 842 SQ. FT.

LOT AREA -
 MARINA DECKS & DOCKS
 MARINA BUILDINGS (EXIST)
 MARINA STORAGE BUILDING
 DRIVE & GARAGE PARKING (EXIST)
 TOTAL OVERSIGHT COVERAGE = 36,808 SQ. FT.
 OVERSIGHT COVERAGE
 ALLOWABLE COVERAGE -



**Camp Richardson Resort & Marina
Emergency Access/Congestion Management Plan (EACMP)**

A. Purpose

This plan sets forth procedures and strategies to be implemented on Jameson Beach Road and the adjacent parking areas of Camp Richardson Resort and Marina. Implementation of the plan will reduce congestion and assure emergency vehicle access to sites served by Jameson Beach Road.

Since the needs for management vary from the summer season (increased congestion) to the winter season (little or no congestion), this plan outlines separate management requirements during each season. The summer season is from May 15 to September 15 of each year, while the winter season is September 16 to May 14.

B. Parking & Access Facilities

The parking and access facilities included in this plan are: Jameson Beach Road from the intersection with Hwy. 89 to the Jameson Beach homeowners gate near at marina parking lot, roadside parking along Jameson Beach Road within the resort, the Beacon restaurant parking lot, and the marina parking lot. The marina trailer parking area and storage yard are not available for public parking and shall be accessed only by or under the supervision of employees. These areas are identified on the attached exhibit.

Jameson Beach Road shall be operated as a two-way route (minimum 20 foot paved width) with all adjacent parking outside of the required minimum width. Both the marina and Beacon parking lots shall be striped and operated with one-way aisles. Aisles and spaces in the marina parking lot shall comply with El Dorado County standards.

C. Emergency Access

A 20 foot wide fire lane shall be maintained at all times from the Hwy. 89 intersection to the homeowners gate by controlling parking along the road shoulders. Similar fire lanes shall be maintained within the restaurant and marina parking lots whenever the facilities are open. Winter boat or snow storage may occur anywhere in the marina parking lot which does not block the fire lane or drainage system.

1. No Parking Zones

Fire lanes/emergency access shall be maintained by enforcement of the following "No Parking" areas:

- a. West side of marina parking lot in front of buildings.
- b. South side of Jameson Beach Road from marina trailer parking area to homeowners gate.

- c. West side of Jameson Beach Road from Beacon parking lot to lodge parking lot near Hwy. 89.

Where signs can be permanently mounted on buildings or fences not affected by snow removal, permanent "No Parking/Fire Lane" signs shall be installed and maintained. Where snow and snow removal activities preclude permanent signs, seasonal signs shall be installed by May 15 each year and maintained throughout the summer season. Any winter season event which causes parking along Jameson Beach Road shall include temporary signing and/or flagging which identifies the fire lane/no parking zone along the western side of the road.

D. Winter Season Management Plan (September 16–May 14)

Because congestion is typically not an issue during the winter season, the Winter Season Management Plan only requires the maintenance of the emergency access/fire lane/no parking requirements listed above. Snow clearance and storage shall be conducted to maintain such access. Shared use of the Beacon parking lot will be encouraged during the snow season because of the greater ability to clear and remove snow from that lot.

E. Summer Season Management Plan (May 15–September 15)

Access and parking controls shall be implemented when sufficient traffic to overwhelm the parking and access facilities is anticipated during the summer season. Implementation of the management plan shall limit access to the parking and access facilities so that emergency access and internal circulation is not blocked by vehicles waiting in aisles or traffic lanes for a parking space to become available.

1. Jameson Beach Road Kiosk/Parking Monitors

The primary management tool shall be an entry kiosk located in Jameson Beach Road just north of the resort parking lots. It shall be operated from 8 am to 6 pm, each day that traffic control is anticipated to be needed. The hours of operation may be reduced when weather or other factors reduce traffic volumes and control is not required.

Parking or loading passes are issued or checked at the kiosk and those without a pass are not allowed past the kiosk. Each morning upon opening the kiosk, the license numbers of any vehicles in the lot without a parking tag shall be recorded and a notice placed on the car advising the vehicle owner that they must acquire a parking tag in order to park in the lot. Repeat offenders shall be towed away.

During the week, 2 employees shall staff the system (1 to give out window tags and 1 to direct parking at the lower part of the road near the parking lots). On weekends, 3 people (2 people to give out window tags and 1 at lower part of the road) shall be utilized, when needed. On major holiday weekends or traditionally busy weekends, a fourth person shall be added to the parking control staff and a CHP officer (or other authorized traffic director) hired to monitor and direct traffic at the Jameson Beach Road/Hwy. 89 intersection. The additional employee shall check cars in the kiosk queue, directing vehicles to alternate

parking opportunities and expedite Jameson Beach homeowners past the kiosk, minimizing the size and waiting time of the queue.

The kiosk staff and parking monitors shall be in radio contact to assure that every vehicle passing the kiosk has an available destination. The parking monitor shall identify available parking spaces and direct "new" vehicles to open spaces, minimizing the amount of time spent waiting/looking for a space and assuring that "No Parking" areas are enforced.

The Kiosk queue shall not be utilized as a parking staging or waiting area; any such area shall be located out of the travel way. The kiosk queue shall be kept moving either by admitting vehicles to available parking or directing them to other parking options, generally across Hwy. 89 in USFS approved resort parking areas.

A turn-around route shall be provided for vehicles reaching the kiosk but either choosing not enter or unable to enter. The turn-around route shall allow a normal sized vehicle to return to Hwy. 89 without requiring the backing of vehicles behind it in the queue. Oversized vehicles for which no parking is available shall not be allowed to enter the controlled area. Such vehicles shall be removed from the queue and redirected prior to reaching the kiosk, if practical, to avoid turn-around problems.

2. Marina Parking/Boat Ramp Monitor

In addition to the kiosk and general parking monitoring described above, anytime a boat ramp queue is present, a marina parking/boat ramp monitor shall be present in the marina parking lot. This monitor shall be in radio contact with the kiosk and other monitor(s) to limit the size of the ramp queue, control and direct vehicles to the ramp in turn, direct the vehicle and empty trailer to an appropriate location(s) after launching, and assure maintenance of emergency access within the marina parking lot.

3. Emergency Incident Response

The marina is often the water to land transfer point for Emerald Bay and vicinity boating accident victims. These procedures shall also be implemented when an incident requiring emergency response occurs at Camp Richardson Marina or Resort, or on Jameson Beach. When the resort or marina staff are made aware of any incident which will require emergency vehicle response, the kiosk and parking monitoring staff shall be immediately informed of the situation to prepare for the arrival of emergency vehicles.

If possible, the location of the response need and an estimated time of arrival shall be determined so that the route and extent of preparation time available is known. Depending upon the time available, any queue at the kiosk shall be eliminated, moved to the side of the road or held in place to allow emergency vehicles to enter the exit side of the kiosk. Parking monitors shall direct or hold vehicles out of the emergency access route. After assuring the emergency access route is and will remain clear, the monitors shall position themselves to direct emergency vehicles through the parking lot to the emergency site.

If the response site is the boat ramp, activity at the boat ramp shall be aborted or rapidly completed to provide free access from both the land and water sides.

A responsible resort or marina staff member shall identify themselves to the responding emergency crew at the response site. This staff member shall coordinate continued emergency control of access and parking at the direction of the public safety agency. Only after the vehicles have left the property or with the approval of public safety agency, shall normal operations resume.

4. Loading Passes

Loading and unloading passes may be selectively issued, with a 10 minute limit unless special circumstances require more time. A special colored tag shall be given, and the license number recorded. When the vehicle leaves, the tag shall be returned to the parking kiosk. If not returned in 10 minutes, the parking monitor shall locate the car and take appropriate action with the driver. Up to 10 loading passes may be issued weekdays, 6 on weekends.

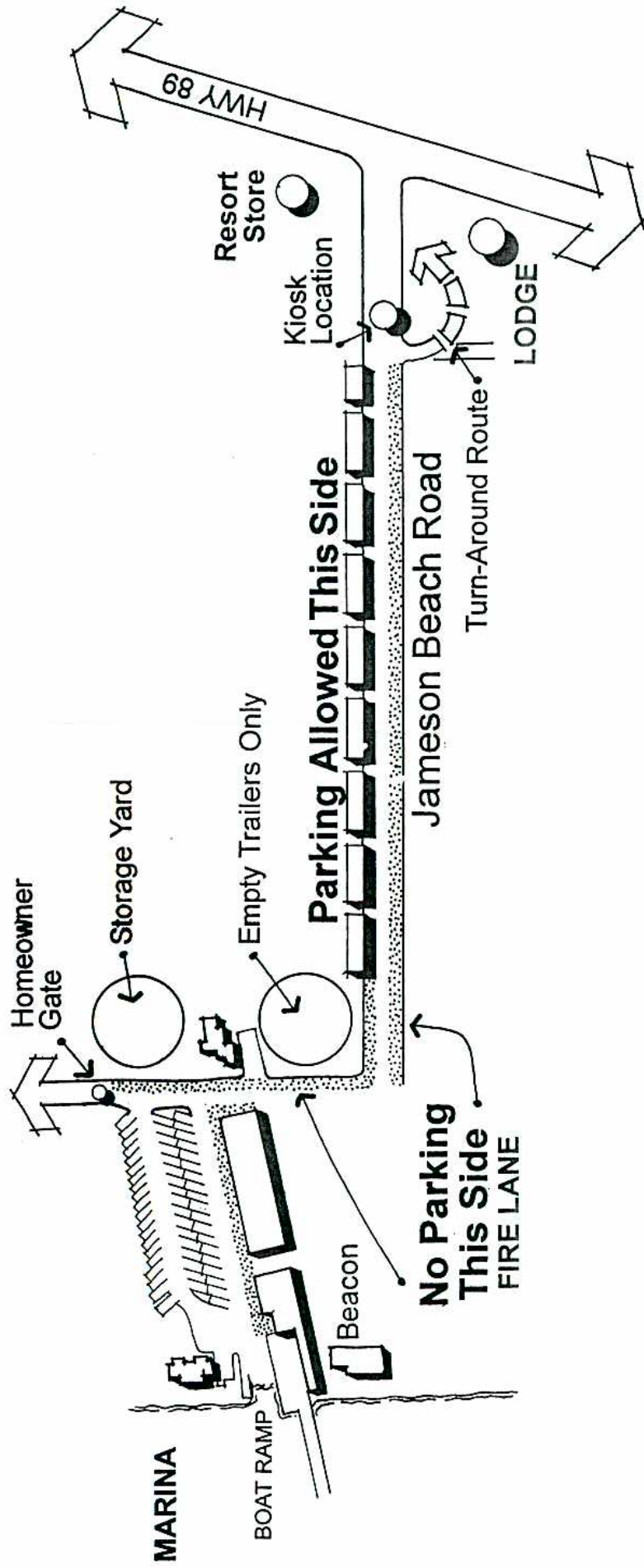
5. Jameson Beach Homeowners Passes

Special colored passes shall be issued to Jameson Road homeowners to allow easy recognition and expedited checking at the kiosk. Similar, temporary passes are provided to Jameson Beach homeowner guests. During peak weekends, the kiosk staff shall seek to identify Jameson Beach homeowner passes in the queue and assist them around the kiosk when consistent with pedestrian and vehicle safety, since the width of paving is inadequate to provide an additional priority lane.

It shall be the responsibility of each homeowner to provide their Jameson Beach address and request a homeowners pass. Each vehicle entering on a homeowners pass, shall proceed directly to and through the homeowners gate on Jameson Beach Road.

6. Employee Parking

No employees shall be allowed to parking in the public parking areas during the day. Employees ending their shift after dark may be allowed to park in these areas, if necessary for personal safety. Employee parking is provided behind the lodge. All employees are encouraged to come to work by bike, trolley or carpool.



LAKE TAHOE

NORTH
No Scale

7.2 *Land Coverage, Building and Land Use Data*

Camp Richardson Resort Land Capability & Coverage Verification

September 4, 2007

Field Verified by TRPA (Tim Hagan 8.30.07)

Not To Scale



Camp Richardson Resort Coverage and Parking Estimate Comparisons

Concept Plan Coverage

	<u>Area (sf)</u>	<u>Parking #</u>
Beacon Area Parking	20,200	78
Jameson Beach Road Parking	22,100	170
Operations (employee) Parking	9,000	30
Employee Parking	2,900	5
Richardson House Parking	2940	7
General Store Parking	4222	16
Hotel Parking	24,980	33
Village Parking	41,005	95
Buildings	74,140	
Cabin Area Paving	63,920	114
Campground Paving	432,200	637
Campground Coverage	174,400	
subtotal	872,007	
contingency (10%)	87200.7	
total =	959,208	1185

Coverage (estimate)

<u>Land Class</u>	<u>Area (sf)</u>	<u>Coverage (sf)</u>	<u>% of Area</u>
Class 1b	1,126,947	23,522	2%
Class 5	1,959,068	643,029	33%
Class 6	1,680,542	236,325	14%
Class 7	54,803	37,130	68%
total	4,821,360	940,006	19%

Existing (2005) Coverage

	<u>Area (sf)</u>	<u>Parking #</u>
Beacon Area Coverage	170,958	92
Jameson Beach Road Coverage Village Coverage	182,084	242
Cabin Area Coverage	256,366	100
Campground Coverage	940,097	660
Highway 89 Shoulder Parking		91
total =	1,549,505	1185

Coverage (surveyed 2005)

<u>Land Class</u>	<u>Area (sf)</u>	<u>Coverage (sf)</u>	<u>% of Area</u>
Class 1b	1,126,947	87,253	8%
Class 5	1,959,068	711,806	36%
Class 6	1,680,542	729,593	43%
Class 7	54,803	20,853	38%
total	4,821,360	1,549,505	32%

Existing (1986) Coverage (estimates)

	<u>Area (sf)</u>
Commercial and Cabins Areas	310,000
Campground Coverage	1,580,000
total =	1,890,000

Camp Richardson Resort Tourist Accommodation Units

(note: campsites are not considered TAUs under TRPA)

TOTAL	82 Units
Hotel	28
Beach Inn Motel	7
Richardson House (formerly "Kneisley House")	1
Richardson Cabin (removed)	1
Cabin Area <i>(note: some cabins not currently operated for overnight accommodation)</i>	45

*Hudson Cabin
Hall Scott Cabin
Willys Knight Cabin
Peerless Cabin
Chevrolet Cabin
Moon Cabin
Barber Cabin
Golden Shell Cabin
Star Cabin
Sunbeam Cabin
Dodge Cabin
Mack Cabin
White Cabin
Marmon Cabin
Zerolene Cabin
Chrysler Cabin
Ford Cabin
Lincoln Cabin
Pierce Arrow Cabin
Pontiac Cabin
Oldsmobile Cabin
Aristo Cabin
Overland cabin
Rolls Royce Cabin
Flying A Cabin
Mercury Cabin
Whippet Cabin
DeVaux Cabin
Nash Cabin
Fageol Cabin
Lucky 13 Cabin
Studebaker Cabin
Jaguar Cabin*

Eldorado Cabin
Buick Cabin
Cadillac Cabin
Thunderbird Cabin
Mercer Cabin
Fleetwood Cabin
Stutz Cabin
Plymouth Cabin
Packard Cabin
De Soto Cabin
Cord Cabin
Edsel Cabin

7.3 *Lake Tahoe Basin Management Unit /
Advisory Council on Historic
Preservation Memorandum of Agreement*

**MEMORANDUM OF AGREEMENT
BETWEEN THE
LAKE TAHOE BASIN MANAGEMENT UNIT
AND THE
ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING THE
CAMP RICHARDSON RESORT CABINS REDEVELOPMENT PROJECT
EL DORADO COUNTY, CALIFORNIA**

WHEREAS, the Lake Tahoe Basin Management Unit (LTBMU), USDA - Forest Service, Pacific Southwest Region, has determined that the Camp Richardson Resort Cabins Redevelopment Project (Undertaking), which includes cabin removal, relocation, replacement, and rehabilitation, will have an effect on the Camp Richardson Historic District, and has consulted with the Advisory Council on Historic Preservation (ACHP) pursuant to 36 CFR § 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and

WHEREAS, the Camp Richardson Historic District (CRHD), a property determined eligible for inclusion in the National Register of Historic Places, is comprised of thirty nine (39) contributing structures and twelve (12) non-contributing structures (see Appendix A); and

WHEREAS, the majority of contributing cabins at Camp Richardson Resort has been determined to be structurally substandard through analysis by Haen Engineering in 1999; and inspection by US Forest Service structural engineers in 2004-2005. Most of the contributing cabins are constructed with wall framing, roofing framing, and foundation/flooring construction that do not meet current building, energy, and public health and safety codes. Additionally, most of the contributing cabins are constructed with heating, plumbing, and electrical systems that do not meet current building, energy, and public health and safety codes; and

WHEREAS, Camp Richardson Resort, Inc., is under a USDA-Forest Service Special Use Permit for the operation and management of Camp Richardson Resort, and is responsible for the completion of the proposed Undertakings. If Camp Richardson Resort, Inc. defaults or otherwise transfers or loses its permit to operate Camp Richardson, the LTBMU shall ensure that any new permittee fully complies with the conditions set forth in this Memorandum of Agreement (MOA); and

WHEREAS, the California State Historic Preservation Officer (CASHPO) has not responded to requests made by LTBMU to participate in consultation for the proposed Undertaking; and

NOW, THEREFORE, pursuant to 36 CFR § 800.3 (c)(4), the LTBMU and the ACHP agree that upon the LTBMU's decision to proceed with the Undertaking, the LTBMU shall ensure that the Undertaking is carried out in accordance with the following stipulations to take into account the effects of the Undertaking on historic properties and to satisfy the LTBMU's Section 106 responsibilities for the Undertaking.

STIPULATIONS

LTBMU shall ensure that the following stipulations are implemented:

I. APPLICABILITY OF THIS MOA

This MOA applies only to the Undertaking as defined herein and to all work proposed within the Undertaking's Area of Potential Effects (APE). The LTBMU shall comply with the stipulations in this MOA for all aspects of the Undertaking. The LTBMU shall complete the reviews established by this MOA prior to any further alteration of the Camp Richardson Resort cabins, located within the CRHD.

II. CABIN REHABILITATION AND PRESERVATION OF REPRESENTATIVE RESOURCES

The LTBMU shall ensure that the design of the cabin rehabilitation project is compatible with the historic and architectural qualities of the Star, White, Mack, Zerolene, Lincoln, Lucky 13, Barber, Pontiac, and Rolls Royce Cabins and is consistent with the recommended approaches to rehabilitation set forth in the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (U.S. Department of the Interior, National Park Service), and that the design and specifications for the project are developed in consultation with the ACHP and submitted to the ACHP with 30 days for review and approval.

As the above referenced rehabilitation project will be phased over time, there exists a possibility that an act of nature, loss of structural stability, and/or other events may render it unfeasible to rehabilitate a building or buildings. The LTBMU will notify the ACHP and request comments on any alternative actions relative to the building(s) which are no longer suitable for rehabilitation.

III. CABIN REPLACEMENT

The LTBMU shall ensure that the project design for construction of cabin replacements is compatible with the historic and architectural qualities of the Hudson, Hall Scott, Willys Knight, Peerless, Moon, Golden Shell, Sunbeam, Dodge, Marmon, Chrysler, Ford, Pierce Arrow, Oldsmobile, Aristo, Overland, Flying A, Mercury, Whippet, DeVaux, Nash, and Fageol Cabins in terms of scale, massing, color, and materials, and is responsive to the recommended approaches to new construction set forth in the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (U.S. Department of the Interior, National Park Service), and that the design and specifications for the project are developed in consultation with the ACHP and submitted to the ACHP for review and approval within 30 days.-

IV. RELOCATION

The relocation and new construction of the CRHD cabins will be in accordance with the procedures as set forth in the *Secretary of the Interior's Standards for Rehabilitation and*

Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service), and pursuant with Stipulation III of this MOA.

V. DOCUMENTATION

A. The LTBMU shall ensure that the Hudson, Hall Scott, Willys Knight, Peerless, Chevrolet, Moon, Barber, Golden Shell, Star, Sunbeam, Dodge, Mack, White, Marmon, Zerolene, Chrysler, Ford, Lincoln, Pierce Arrow, Pontiac, Oldsmobile, Aristo, Overland, Rolls Royce, Flying A, Mercury, Whippet, DeVaux, Nash, Cord, Fageol, Edsel, and Lucky 13 Cabins within the CHRHD are recorded in accordance with the following mitigation plan, prior to the demolition/alteration/rehabilitation of these structures:

1. Recordation of all affected cabins, which are contributing elements, buildings, to the CRHD, on CASHPO Building, Structure, and Object inventory forms or Forest Service electronic database forms which meets CASHPO standards.
2. Mapping, in detail, all contributing and non-contributing buildings, elements, and features, such as historic landscape, roads, paths, beach, playground(s), within the CRHD. This will include but not be limited to mapping each element with a GPS. Each element will be identified as contributing or non-contributing.
3. Photographing each contributing structure within the proposed Undertaking's APE utilizing HABS/HAER standards for archival photographs.

B. The LTBMU shall complete a revised determination of eligibility for the CRHD, describing all contributing and non-contributing elements, including buildings, cabins, roads, paths, playgrounds, beach, lake, landscape, and any other pertinent features; keying the descriptions to the map (stipulation V.A.2, above); and providing a significance statement and historic context for the CRHD. Thus, the revised determination of eligibility will identify all elements, not just the structures that contribute to the historic scene. The revised determination of eligibility will be submitted to the CASHPO for consensus or comment, and/or to the Keeper of the National Register of Historic Places for a determination, as necessary. The determination of eligibility will be submitted for consultation within two (2) years following execution of this MOA.

VI. POPULAR HISTORY PUBLICATION AND INTERPRETIVE DISPLAY

The LTBMU will prepare a popular publication for public distribution that recounts the history of the Camp Richardson Resort. A draft of this publication will be submitted to the ACHP for review and comment within one (1) year after this MOA is signed and will be finalized within two (2) years. An interpretive display of the history of Camp Richardson and its preservation shall also be placed within the lobby of the Camp Richardson Hotel.

VII. CONSTRUCTION MONITORING

A. The LTBMU shall monitor construction of the Undertaking to ensure conformity with the approved project documents. The LTBMU shall notify ACHP immediately in writing of any

conflicting conditions discovered or changes proposed to the work during implementation of the Undertaking that may adversely affect the CRHD's materials or its significant historic characteristics.

B. ACHP shall have 30 days to review and comment on any modifications proposed by the LTBMU to the approved Undertaking documents and/or conditions. The ACHP will determine if the proposed modifications will not have an adverse effect upon the CRHD. If ACHP determines that the proposed modifications will not have an adverse effect, ACHP shall send its written determination to the LTBMU within the time frame stipulated herein. Following receipt of ACHP's determination, the LTBMU may proceed with the proposed work as modified in scope or manner. If ACHP determines within the time frame stipulated herein that the proposed modifications will have an adverse effect, as defined in 36 CFR § 800.5(a)(1), then the LTBMU and ACHP shall promptly consult for no more than 10 days to determine whether and how the adverse effect may be taken into account.

C. If the LTBMU and ACHP agree within this time frame on the manner in which the adverse effect will be taken into account, and then the proposed modifications will be carried out by the LTBMU in accordance with the terms of the agreement reached hereunder.

D. If the LTBMU and ACHP do not agree within this time frame on the manner in which the adverse effect will be taken into account, the LTBMU will request ACHP review of the disagreement pursuant to Stipulation X, below.

VIII. ARCHAEOLOGICAL MONITORING

The LTBMU will ensure that an archeologist meeting the *Secretary of the Interior's Professional Qualifications Standards* (48 FR 44738-9) monitors all project related excavations. In the event archaeological resources are discovered, all earth disturbing activities within the immediate area will cease and the provisions of 36 CFR § 800.13 of the ACHP's regulations will be implemented.

IX. PROFESSIONAL QUALIFICATIONS STANDARDS

All historic preservation activities implemented pursuant to this MOA shall be carried out by or under the direct supervision of a person or persons meeting at a minimum the Secretary of the Interior's *Professional Qualifications Standards* (48 FR 44738-39) in the appropriate disciplines. However, nothing in this stipulation may be interpreted to preclude the LTBMU or any agent or contractor thereof from using the properly supervised services of persons who do not meet the *Professional Qualifications Standards* (48 FR 44738-39).

X. DISPUTE RESOLUTION

A. Should either signatory object at any time to the manner in which the terms of this MOA is implemented, to any action carried out or proposed with respect to the implementation of this MOA, or to any documentation prepared in accordance with and subject to the terms of this MOA, the signatories shall consult to resolve the objection. The LTBMU shall determine a

reasonable timeframe for this consultation, with a minimum of 30 days.

B. If resolution of the objection is reached within the time frame specified in paragraph A, above, then the LTBMU may proceed with the disputed action in accordance with the terms of the resolution.

C. If the LTBMU determines that the objection cannot be resolved within the time frame specified in paragraph A., above; the LTBMU will forward all documentation relevant to the objection to the ACHP, including the LTBMU's proposed response to the objection, and request the ACHP's comments. Within 30 calendar days after receipt of all pertinent documentation, the ACHP will:

1. Advise the LTBMU that it concurs with the LTBMU's proposed response, whereupon the LTBMU will respond to the objection accordingly; or
2. Provide the LTBMU with recommendations, which the LTBMU will take into account in reaching a final decision regarding the objection; or
3. Notify the LTBMU that it will comment pursuant to 36 CFR § 800.7(c) and proceed to comment on the objection.

B. Any ACHP comment provided in response to the LTBMU's request will be taken into account by the LTBMU in accordance with 36 CFR § 800.7(c)(4) with reference only to the subject of the objection. The LTBMU's responsibility to carry out all actions under this MOA that are not the subject of the objection will remain unchanged.

E. The LTBMU shall promptly notify the ACHP in writing of its final decision regarding the objection addressed hereunder.

F. If the ACHP fails to provide recommendations or to comment within the specified time period, the LTBMU may implement that portion of the action subject to objection under this Stipulation in accordance with any documentation as submitted, and with due and reasonable consideration given to any ACHP comments.

G. At any time during the implementation of the terms of the MOA, should an objection pertaining to such implementation be raised by a member of the public, the LTBMU shall immediately notify the ACHP about the objection and take the objection into account, consulting with the objector, and should the objector so request, with the ACHP, to resolve the objection. Such consultation shall not exceed 30 days. If the objection is resolved within this time frame, the LTBMU shall notify all parties to the consultation in writing of the resolution and proceed in accordance with the terms of such resolution. If the objection is not resolved within this time frame, the LTBMU shall render a final decision regarding the objection and shall promptly notify all parties to the consultation in writing of its final decision regarding the objection.

XI. AMENDMENTS

A. Either signatory may propose that this MOA be amended, whereupon the signatories will consult for no more than 30 days to consider the proposed amendment. This MOA may be amended only upon the written agreement of the LTBMU and the ACHP. The amendment process shall follow 36 CFR § 800.6(c) (7). If it is not amended, either the LTBMU or the ACHP, in accordance with Stipulation X. below, may terminate this MOA.

B. The Mitigation Plan cited in Stipulation V. above may be amended through consultation between the LTBMU and the ACHP without amending the MOA proper.

XII. TERMINATION

A. If this MOA is not amended as provided for in Stipulation IX, above, or if either the LTBMU or the ACHP proposes termination of this MOA for other reasons, the signatory party proposing termination shall in writing notify the other signatories, explain the reasons for proposing termination, and consult with the other signatories for no more than 30 days to seek alternatives to termination.

B. Should such consultation fail, the party proposing termination may terminate this MOA by promptly notifying the other signator in writing. Termination hereunder shall render this MOA null and void.

C. If this MOA is terminated pursuant to this stipulation, and if the LTBMU determines that the Undertaking will nonetheless proceed, then the LTBMU shall either consult in accordance with 36 CFR § 800.6 to develop a new MOA or request the comments of the ACHP, pursuant to 36 CFR § 800.

XIII. RECONSIDERATION OF THIS MOA

If either the Undertaking or the terms of this MOA have not been implemented within 10 years following execution of this MOA, the signatories shall consult to reconsider its terms. Reconsideration may include continuation of the MOA as originally executed, amendment, or termination. Termination hereunder by either signatory party renders this MOA null and void.

XIV. DURATION OF THIS MOA

Unless terminated pursuant to Stipulations XII or XIII, above, this MOA will be in effect through the LTBMU's implementation of the Undertaking, and will terminate and have no further force or effect when the LTBMU, in consultation with the ACHP, determines that the terms of this MOA have been fulfilled in a satisfactory manner. The LTBMU will provide the ACHP with written notice of its determination and of termination of this MOA.

XV. CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

The CASHPO may request to re-enter the Section 106 consultation process and provide comments relative to this MOA, provided this is within a timely fashion and any mitigation actions completed prior to the re-entry of the CASHPO shall be accepted as fulfilling the terms of this MOA. The LTBMU shall continue the consultation without being required to reconsider previous findings or determinations.

XVI. EFFECTIVE DATE OF THIS MOA

This MOA will take effect on the date that it has been fully executed by the LTBMU and ACHP.

EXECUTION of this Memorandum of Agreement by the LTBMU and ACHP, its transmittal by the LTBMU to the Council in accordance with 36 CFR § 800.6(b)(1)(iv), and subsequent implementation of its terms, shall evidence, pursuant to 36 CFR § 800.6(c), that this MOA is an agreement with the Council for purposes of Section 110(1) of the NHPA, and shall further evidence that the LTBMU has afforded the Council an opportunity to comment on the Undertaking and its effects on historic properties, and that the LTBMU has taken into account the effects of the Undertaking on historic properties.

USDA-Forest Service, Lake Tahoe Basin Management Unit

By: *Janine Clayton*, JANINE CLAYTON, Acting Forest Supervisor

Date: *11/7/05*

Advisory Council on Historic Preservation

By: *John M. Fowler*, John M. Fowler, Executive Director

Date: *12/9/05*

Appendix A

List of Structures within the Camp Richardson Historic District

For the Camp Richardson Resort, contributing buildings are those that convey a sense of design representative of rustic tourist-camp architecture of the 1920s through the 1940s and retain integrity. Contributing(C) cabins should exhibit simple forms, using native and manufactured materials to complement the cabins design and the local setting. Non-contributing (NC) buildings include those which were not built within the period of significance 1920-1940, or do not retain integrity. The following is a list of contributing, non-contributing buildings, and proposed actions: Rehabilitation (R), Replacement (RP), and No Action (NA).

<u>Number</u>	<u>Significance</u>	<u>Description</u>	<u>Proposed Action</u>
1.	C	Hudson Cabin	RP
2.	C	Hall Scott Cabin	RP
3.	C	Willys Knight Cabin	RP
4.	C	Peerless Cabin	RP
5.	C	Chevrolet Cabin	NA
6.	C	Moon Cabin	RP
7.	C	Barber Cabin	R
8.	C	Golden Shell Cabin	RP
9.	C	Star Cabin	R
10.	C	Sunbeam Cabin	RP
11.	C	Dodge Cabin	RP
12.	C	Mack Cabin	R
13.	C	White Cabin	R
14.	C	Marmon Cabin	RP
15.	C	Zerolene Cabin	R
16.	C	Chrysler Cabin	RP
17.	C	Ford Cabin	RP
18.	C	Lincoln Cabin	R
19.	C	Pierce Arrow Cabin	RP
20.	C	Pontiac Cabin	R
21.	C	Oldsmobile Cabin	RP
22.	C	Aristo Cabin	RP
23.	C	Overland Cabin	RP
24.	C	Rolls Royce Cabin	R
25.	C	Flying A Cabin	RP
26.	C	Mercury Cabin	RP
27.	C	Whippet Cabin	RP
28.	C	DeVaux Cabin	RP
29.	C	Nash Cabin	RP
30.	C	Fageol Cabin	RP
31.	C	Main Lodge	NA
32.	C	General Store/Restaurant	NA
32.	C	Ice Cream Parlor/General Store	NA
34.	C	Specialty Store/Old Post Office	NA
35.	C	Store/Old barbershop	NA
36.	C	Bike Rental/Garage/Gas station	NA
37.	C	Lucky 13/Laundry Cabin	R
38.	C	Richardson House	NA
39.	C	Richardson House Garage	NA

<u>Number</u>	<u>Significance</u>	<u>Description</u>	<u>Proposed Action</u>
40.	NC	Studebaker Cabin	RP
41.	NC	Jaguar Cabin	RP
42.	NC	Eldorado Cabin	RP
43.	NC	Buick Cabin	RP
44.	NC	Cadillac Cabin	RP.
45.	NC	Thunderbird Cabin	RP
46.	NC	Mercer Cabin	RP
47.	NC	Fleetwood Cabin	RP
48.	NC	Stutz Cabin	RP
49.	NC	Plymouth Cabin	RP
50.	NC	Packard Cabin	RP
51.	NC	De Soto Cabin	.RP

7.4 *Forest Plan Consistency Check Summary*

**FOREST PLAN
CONSISTENCY CHECK SUMMARY
Camp Richardson Resort Vision Document
August 8, 2007**

The Camp Richardson Resort Vision Document is not a NEPA decision. It is a framework which describes how the Forest Plan might be implemented within the special use permit area. The document provides the sideboards within which project proposals for environmental improvements at the resort will be considered. This is a programmatic document.

The 1988 Forest Plan identifies an increase in PAOT capacity at Camp Richardson Resort of approximately 700 PAOTs. The Vision Plan for the resort does not plan for this increase, but rather calls for improved management of the existing use levels during peak visitation periods, and increased use levels (below peak use) during shoulder seasons.

BOTANICAL:

Surveys have been completed for the resort permit area. No sensitive species were identified, although the resort beaches are potential habitat for Tahoe Yellow Cress. The area has been surveyed for noxious weeds. When projects are proposed for implementation, analysis will include ensuring that survey data is current and re-surveying if necessary. Measures to avoid the spread or introduction of noxious weeds will be included in any proposed action.

Document is consistent with LMP (Land Management Plan [Forest Plan]) and SNFPA (Sierra Nevada Forest Plan Amendment).

VISUAL:

The Vision Document identifies areas where improvements to scenic resources could be implemented. One of these areas is the Highway 89 corridor, passing through the resort area. Another area is the backshore to the west of the Beacon Restaurant. Any proposed project including buildings will be consistent with the USFS Built Environment Image Guide, and will be sympathetic in design to the Camp Richardson historic character.

Document is consistent with LMP and SNFPA.

WILDLIFE AND FISHERIES:

Surveys have been completed for the resort permit area. No TES (Threatened / Endangered Species), sensitive, or indicator species are present. The nearest PAC (Protected Activity Center) is for goshawk and is located south of the resort permit area toward Tahoe Mountain. (The status of this PAC following the Angora Fire has not been

confirmed at this time). The document identifies opportunities to remove campsites from SEZ marsh habitat at Pope Marsh.

There are no water courses that support fisheries within the resort permit area.

Document is consistent with LMP and SNFPA.

RECREATION/ ROADS AND TRAILS:

The Vision Document calls for maintaining existing family-oriented recreation opportunities at the resort. Roads would be developed within the permit area to control existing vehicle circulation and reduce coverage associated with existing conditions. Trail connections from the resort would only be made to USFS system trails.

Document is consistent with LMP and SNFPA.

HYDROLOGY:

One of the goals identified in the Vision Document is to reduce overall coverage currently existing at the resort. Removal of campsites from low capability soils is another identified goal. Any new or relocated structures would be located on higher capability soils. The document identifies goals of implementing water quality protection Best Management Practices throughout the resort area.

Document is consistent with LMP and SNFP

VEGETATION/TIMBER (includes some fire and fuels management):

The Vision Document does not identify changes to vegetation structure other than management of hazard trees in accordance with R5 protocols and the re-establishment of understory vegetation resulting from defining pedestrian walk ways.

Document is consistent with the LMP and SNFPA

HERITAGE:

The site has been surveyed for heritage resources. Site is currently eligible for listing on the National Register of Historic Places. An MOA (Memorandum Of Agreement) exists between the LTBMU and the Advisory Council on Historic Properties regarding potential redevelopment of the resort's cabin area. Any actions within this area will follow the direction outlined in this MOA. Heritage sites of value to the Washoe Tribe of Nevada and California have been identified. Any actions within the resort will be designed to minimize impacts to these resources.

Document is consistent with LMP and SNFPA.