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Date: May 6, 2021  
To: TRPA Hearings Officer  
From: TRPA Staff  
Subject: Gonowabie Properties, LLC New Single-Family Dwelling, 460 Gonowabie Road, Washoe County, Nevada, APN 123-131-11 (Formerly 123-131-04), TRPA File Number ERSP2020-1950

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Staff Recommendation:

Staff recommends the Hearings Officer make the required findings (Attachment A) and approve the proposed project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit (see Attachment B).

Required Motions:

In order to approve the proposed project, the Hearings Officer must make the following motions, based on the staff report and evidence in the required:

- 1) A motion to approve the required findings, including a finding of no significant effect; and
- 2) A motion to approve the proposed project subject to the conditions in the draft permit (see Attachment B).

Staff recommends that the Hearings Officer take the following actions, based on this staff report.

Project Description/Background:

The proposed project is the construction of a new lakefront single family residence, deck, garage, associated parking, and walkways located at 460 Gonowabie Road in Crystal Bay, Nevada. The project uses Washoe County Allocation number WA-11-0-14. The total proposed land coverage, including structures, walkways, and parking is 3,967 square feet. This project does not include approval for a single-use pier, which is being reviewed separately under a shorezone permit.

Staff Analysis:

- A. Environmental Documentation: TRPA staff has completed the “Project Review Conformance Checklist and Article V (g) Findings” in accordance with Subsection 4.4.2 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 is available online at [laketahoeinfo.org](http://laketahoeinfo.org) (search by APN or address).

- B. Plan Area Statement: The project is located within Plan Area 034-Crystal Bay. The Land Use Classification is Residential, and the Management Strategy is Mitigation. Single Family Dwellings are a special use due to potential avalanche danger in this area. 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.
- C. IPES and Allowable Land Coverage: The parcel has an Individual Parcel Evaluation System (IPES) score of 728 and is allowed 12% base coverage within the identified IPES building site. The area outside the IPES building site falls into Bailey land capability districts 1a and 1b (backshore). This property is part of a deed restricted project area for purposes of calculating coverage, along with two parcels to the north: 123-131-10 (formerly 123-131-05) and 123-131-09 (formerly 123-131-06). The project uses base allowed coverage, relocated coverage from parcel 123-131-10, and transferred coverage for a total of 3,967 square feet, which complies with the maximum allowed per the recorded project area deed restriction. The site plan (sheet a1.1) includes the proposed coverage for this individual parcel, as well as the project area coverage calculations.
- D. Density: This project complies with residential density requirements of the TRPA Code of Ordinances, which allows one residential unit of use per parcel. An Allocation has been reserved for this project by Washoe County.
- E. Height: Per TRPA Code 37.4, the garage and residence are broken into two segments for purposes of calculating height. Segment 1 (structure closest to the street) has a maximum allowed height of 28 feet, as measured from the lowest point of natural grade. The proposed roof pitch for this structure is 1:12 and the proposed height is 23'-7". Segment 2 is allowed a maximum height of 39'-7", based on a 26% building site slope and a dominant roof pitch of 8:12. The proposed height for Segment 2 is 39'-6".
- F. Scenic: To preserve scenic quality, TRPA reviews projects to ensure no decrease in numeric threshold ratings assigned to any identified scenic roadway resource, bike path, public recreation area, or Lake Tahoe. The subject property is not visible from any scenic roadway unit (which includes major roads and highways only), bike path, or public recreation area, though it is visible from Lake Tahoe, Shoreline Unit 23- Crystal Bay. This shoreline unit is currently out of attainment with scenic thresholds, so mitigation measures will be employed to enhance the scenic quality of the area. Such mitigation includes use of native vegetation for screening and TRPA approved building materials and colors. Post-construction monitoring of the long-term success of the planted vegetation is a condition of approval in the TRPA permit.

The project has been reviewed under Level 5, Option 2 of the visual magnitude system. Based on the length of the lake frontage, and the proposed post-construction contrast rating score of 29, a maximum of 2,000 square feet of visible facade is allowed. The proposed project results in a total of 1,541 square feet of visible façade.

- G. Setbacks: A lot line adjustment was approved for the subject property and the adjacent parcels to the north. It was determined during the lot line adjustment, and subsequent appeal to the TRPA Governing Board, that the setbacks will be measured from the adjusted lot lines in accordance with Washoe County requirements.
  
- H. Parking: The proposed project includes a two-car garage as well as a driveway with space for two additional cars. The entrance to the driveway intersects a wide section of public road shoulder. Placement of the driveway will not prevent this area from being used as a temporary pull out for emergency vehicles or traffic. Approval for the driveway location is subject to review by Washoe County and the local fire department.
  
- I. Construction Management: A construction management plan has been prepared to address the coordination between the active construction sites at 460, 470, and 480 Gonowabie (Attachment E).

Contact Information:

If you have any questions, please contact Julie Roll, Senior Planner at [jroll@trpa.org](mailto:jroll@trpa.org) or (775) 589-5247.

Attachments:

- A. Required Findings/Rationale
- B. Draft Permit
- C. Proposed Site Plans
- D. Draft Hold Harmless Deed Restriction
- E. Construction Management Plan

Attachment A

Required Findings/Rationale

## Required Findings/Rationale

The following is a list of the required findings as set forth in Chapters 4, 21, and 37 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. Chapter 4 – Required Findings:

- (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 Article V(g) Findings Checklist, there is sufficient evidence in the project file to make this finding. The project complies with all provisions of the TRPA Code of Ordinances and all other relevant plans and programs.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

The project meets the provisions of the TRPA Code of Ordinances; no significant environmental impacts will occur, and it will not cause the environmental threshold carrying capacities to be exceeded.

- (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 TPRA Compact, the project meets or exceeds such standards.

All potential effects are temporary and shall be mitigated through temporary and permanent Best Management Practices (BMPs). The applicant will meet or exceed all federal, state, or local water quality standards. Upon completion of construction, the project will have no impact upon water quality standards.

### 2. Chapter 21 – Special Use Findings:

- (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.

A single-family dwelling is an appropriate use on the subject parcel and is consistent with the residential land use classification of PAS 034-Crystal Bay. The scale of the proposed project is comparable to existing development on surrounding parcels and will not result in aesthetic impacts (as viewed from Lake Tahoe) due to landscaping and exterior colors that integrate with the surrounding natural environment. The project conforms to density standards of one unit per parcel and includes the installation of permanent water quality Best Management Practices.

- (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.

A 1993 avalanche hazard study by Snowbridge Associates shows that the nearest avalanche hazard zone is a cornice area located north of this parcel. Therefore, the subject parcel is in a low hazard area. Consistent with past TRPA actions, the applicant shall be required to record a hold harmless deed restriction as a condition of approval in the TRPA permit (Attachment D).

The applicant will install 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. All bare soil will be stabilized upon completion of the project to prevent erosion.

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

The proposed project involves construction of a new residence and garage on the subject parcel. The project is consistent with the land uses, special policies, and considerations in PAS 034 – Crystal Bay. The neighborhood is a mix of older single-story homes and newer multi-story homes. There is not a singular type of home or architectural style in the area, so the proposed project will not change the character of the neighborhood in which it is located.

3. Chapter 37- Height

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

The project is broken into two segments for purposes of calculating height, per TRPA Code Section 37.4. No segment will extend beyond the forest canopy or ridgeline when viewed from a distance of 300 feet from any designated scenic viewpoint. The height calculations are as follows:

Height Calculations	
TRPA Code of Ordinances Chapter 37.4 Maximum Height for Buildings	
Building Segment 1	
Percent Slope Retained Across Building Site	26%
Roof Pitch	1/4:12
Allowable Building Height	28'-0"
Proposed Building Height	23'-7"

Building Segment 2	
Percent Slope Retained Across Building Site	26%
Roof Pitch	8:12
Allowable Building Height	39'-7"
Proposed Building Height	39'-6"

- (b) When outside a community plan, the additional height is consistent with the surrounding uses.

The proposed two-story residence is consistent with other multi-story homes in the area. The proposed residence is designed in segments, so the tallest portion will be on the downhill portion of the property, making the height less obtrusive as viewed from the street level.

- (c) The maximum building height at any corner of two exterior walls of the building is not greater than 90 percent of the maximum building height. The maximum height at the corner of two exterior walls is the difference between the point of lowest natural ground elevation along an exterior wall of the building and point at which the corner of the same exterior wall meets the roof.

The maximum building height at any corner of two exterior walls is not greater than 90 percent of the maximum building height.

Attachment B

Draft Permit



Attachment C

Proposed Site Plans

Attachment D

Draft Hold Harmless Deed Restriction

Attachment E

Construction Management Plan