

Hearings Officer Meeting April 25, 2024
Agenda Item No. V.B

Land Coverage Addendum for ERSP2023-1610

The below coverage numbers (bold font and underlined) on page 3 of the staff report for Agenda Item No. V.B shall be revised as follows:

Land Coverage:

In 2005, TRPA verified the site as being in Land Capability District (LCD) Class 1a with 1,740 square feet of existing land coverage (TRPA File # SA20050164). In 2020, the TRPA Hearings Officer approved a land capability challenge that reclassified the site as LCD Class 2 and Class 4 (ref. TRPA File # LCAP2019-0329). In 2020, TRPA verified 1,474 square feet of LCD Class 4 land coverage in the public-right of way (ref. TRPA File # LCAP2020-0391), but only 1,228 square feet of that area was abandoned and transferred to the subject parcel (ref. TRPA File # LLAD2023-0504). Thus, the existing verified coverage on-site is 2,968 square feet (**1,740** square feet of existing coverage plus 1,228 square feet of coverage transferred to the site with the public right-of-way abandonment). There is 136 square feet of existing land coverage in LCD Class 2 and 2,832 square feet of existing land coverage in LCD Class 4. With the proposed project, 102 square feet of verified LCD Class 2 land coverage will be relocated to LCD Class 4. The proposed land coverage is 34 square feet in LCD Class 2 and 2,934 square feet LCD Class 4. The site's base allowable coverage is 1,731 square feet. The excess land coverage on the site is 1,237 square feet (2,968 sq. ft. of verified land coverage – 1,731 sq. ft. of base allowable land coverage). The applicant is proposing to use land coverage exemptions and therefore must mitigate all excess land coverage (\$18.00 per square foot in the Agate Bay (NV) Hydrologic Area).