

**TRPA
GOVERNING BOARD
PACKETS**

**JULY
1982**

ISSUES

= REVIEW SCOPE OF REG'L PLAN

- UPDATE US. NEW PLAN

- ISSUES TO BE ADDRESSED IN REG'L PLAN (RESULTS OF CONSULTATION)

Phil

TRPA REGIONAL PLAN STEERING COMMITTEE*

The Chateau, 995 Fairway
Incline Village, Nevada

July 29, 1982
8:30 a.m.

July 1982

PRELIMINARY AGENDA

I MEMBERSHIP

- A. Confirmation of Membership
- B. Selection of Chairman
- C. Possible Appointments of Alternates

{ - STEELE ✓ MEDER ✓ HARPER -
 - ~~STEWART~~ ✓ FERRARI - BOGUSH - OVEREYNDER
 - ~~STEWART~~ ✓

(RAD)
 (P)

II ROLE OF COMMITTEE

- A. Discussion of Responsibilities

- 1. ~~Decision Makers~~ LEAVE OUT
- 2. Advisors } on
- 3. Brainstorming } on

III MEETINGS

- A. Meeting Schedule - REGULAR SCHEDULE
- B. Conduct of Meeting - ROUND TABLE
- C. Voting Procedures - CONSENSUS
- D. Transmission of Committee's ~~REPORT~~ RECOMMENDATIONS - REPORT TO G.O.B.

MONDAY
 AUG 9
 AROUND (FEAR TO) APE

IV STAFFING

- A. TRPA Staff Liaison - ~~STEWART~~ PHIL

V REVIEW OF WHOLE PROGRAM OUTLINE (attached)

- A. Draft Participation Plan
- B. Work Program
- C. Time Schedule

* Bennie Ferrari
 Dwight Steele
 Tom Stewart
 John Meder
 Mike Harper
 Ann Bogush
 Phil Overeynder

1982-83 DRAFT TRPA
PARTICIPATION PLAN

I PARTICIPANTS

TRPA Governing Body (GB)	Decision maker/policy direction/ public hearings
GB Steering Committee	Provide direction/make recommendation to GB
TRPA APC	Recommendations to Board
TRPA APC workshop (APC + technical team)	Technical review/coordination/ public hearings
TRPA public forums	Issue identification (use local government)/information
- Local forums	- South Shore - Planning Commissions of Douglas, El Dorado Counties and City of So. Lake Tahoe
	- NE Shore - Washoe County RAPA
	- NW Shore - Placer County Planning Com.
- Out-of-Basin forums	
Tahoe Trans. Dist.-TAC	Transportation review
Small workshops	Technical review
Staff presentations	Information
Key contacts	Coordination
Mass media	Information

II SCHEDULE

(July-Sept) - Scoping of General Plan Process

Objective:	Identify planning issues and focus direction
Method:	GB hearing Steering Committee meetings APC workshop Public forum
Agency Output:	Public orientation Threshold findings
Participant Benefit:	Perception of issues Federal, state and local plans

(Oct.-Nov.) - Alternative Plans Formulation

Objective: Select a range of alternative plans for analysis

Method: GB hearing
Steering Committee workshop
APC workshop
Public workshop (optional)

Agency Output: Range of issues
Technical information and analysis

Participant Input: Selection of plan alternatives

(Dec.-Feb.) - Impact Analysis

Objective: Perform TRPA EIS procedure/public review of plan alternatives

Method: GB hearing
Steering Committee workshop
APC workshop

Agency Output: Impact analysis

Participant Input: Review and comment on EIS and preferred plan

(March-June) - Plan Adoption

Objective: Select plan alternative and implementation strategies

Method: GB hearing
APC hearing
Workshops

Agency Output: Technical information
Coordination

Participant Input: Review and comment

DRAFT
OUTLINE FOR 1982-83 TRPA
WORK PROGRAM FOR THE REGIONAL PLAN

PHASE I (MAY- JUNE) - DEVELOP WORK PLAN

TASK 1.1 Work Plan for the General Plan

This plan will identify the scope of work and timing for the General Plan process. A time schedule is shown on Attachment A.

TASK 1.2 Work Plan for Participation

This plan will identify the participants in the process and the methods of involvement. An outline of the proposed plan is enclosed.

TASK 1.3 Agency Preparation

Based on the work program, the following support items must be completed in preparation of the Plan.

1. Hire participation coordinator and detail participation plan.
2. Design and commence operation of parcel-based information system.
3. Complete the Wildlands Resource Information System (WRIS) data base.
4. Develop water quality model.
5. Test and evaluate Caltrans model.
6. Test and evaluate GABBY model.
7. Draft Agency overlay maps/update land capability maps.

PHASE II (JULY-SEPT) SCOPING OF GENERAL PLAN PROCESS

TASK 2.1 Establish Environmental Threshold Carrying Capacities

This item is now in progress and is scheduled to be completed at the July TRPA GB meeting. This item will establish the environmental limits to which the plan must conform.

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TASK 2.2 Review of Planning Literature and Existing Plans

Agency staff will review existing literature and case studies to ascertain the "state of the art". Agency staff will provide the Governing Body with a summary report and recommendations which will be valuable input in the scoping process. Included with this report will be summaries of federal, state and local plans within the Region.

TASK 2.3 Data Collection

Agency staff will complete the WRIS Data System, collect social/economic data, and update previous studies to provide the information base for the General Plan. Agency staff will provide the results of this data to the GB as needed.

TASK 2.4 Identification of Key Relationships

Agency staff will attempt to isolate the key impact variables related to the General Plan. The most important of these relationships will be the relationships between land use and the environmental threshold carrying capacities. The variables will directly relate to the impact analysis and future monitoring.

TASK 2.5 Issue Identification

Agency staff will attempt to aggregate the issues that the participants of the planning process think should be addressed in the General Plan. These issues will be presented to the Governing Board as issues or as potential goals to be considered in the alternatives. This information will be important in scoping the plan process.

TASK 2.6 Scoping the General Plan Program

Agency staff will develop a scoping study for the General Plan process generally based on the previous tasks. The Governing Body in September will be required to provide direction relative to:

1. The range of planning options the plan will address
2. Governmental coordination
3. Nature of the plan
4. Limits set by the thresholds

PHASE III (OCT-NOV) ALTERNATIVE PLAN(S) FORMULATION

TASK 3.1 Formulate Goal/Objective/Policy Relationships

The Agency will establish objectives and policies that will be

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incorporated into the plan alternatives. An example of such a relationship is as follows:

Issue - There is not enough affordable housing in the Region.

Goal - To provide an opportunity for affordable housing within the Region.

Analysis - Compare 1980 population characteristics (i.e. income, age, employment) with 1980 housing characteristics (i.e. price, condition, location). Supply/demand.

Findings - Supply short-fall in low and moderate cost housing

*cause: interest rates, land use regulations, types of employment

Objective - To provide affordable housing for low and moderate income groups within HUD guidelines.

Policies -
1. Low income residential project bonus
2. High density land use pattern
3. Subsidize housing program

TASK 3.2 Develop Management Strategies

Agency staff will develop development management strategies addressing such items as growth, allocation, redevelopment, remedial programs, and development transfers.

TASK 3.3 Develop Alternative General Plan Scenarios

Agency staff will arrange the goal statements into three to five consistent plan scenarios. These plan alternatives will be reviewed by the participants as indicated in the participation program to select alternative plans for further consideration. The alternatives will be prepared in sufficient detail to permit impact analysis. The outline of the elements to be considered is as follows:

- I Land Use Element
 - A. Land Use
 - B. Development Management
 - C. Housing
 - D. Noise
 - E. Natural Hazards
 - F. Air Quality
 - G. Water Quality

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- II Transportation Element
 - A. Transportation System Management (TSM) Element
 - B. Public Transportation System and Facilities
 - C. Highway Circulation System and Improvements

- III Conservation Element
 - A. Soil
 - B. Vegetation
 - C. Wildlife
 - D. Open Space
 - E. Shorezone
 - F. Scenic
 - G. Cultural
 - H. Fisheries
 - I. Streamzone

- IV Recreation Element
 - A. Public Lands
 - B. Private Lands

- V Public Services Element
 - A. Public Facilities
 - B. Public Services

- VI Implementation Element
 - A. Institutional
 - B. Financial
 - C. Monitor and Evaluation

PHASE IV (DEC-MARCH) IMPACT ANALYSIS

TASK 4.1 Impact Analysis

The selected plans will be modeled and analyzed to determine impacts.

TASK 4.2 Preparation of the Environmental Impact Statement

A draft EIS will be prepared utilizing the chosen alternatives and meeting the requirements of the Compact. The EIS procedure will provide a review of proposed plans, impact analysis, and public comment.

PHASE V (APRIL-JUNE) PLAN ADOPTION

TASK 5.1 EIS Certification and Identification of Preferred Plan

The Agency, through the public hearing process, shall certify the EIS and, based on all evidence, select a preferred plan.

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TASK 5.2

Draft Plan/Elements

The Agency will complete and detail the preferred plan.

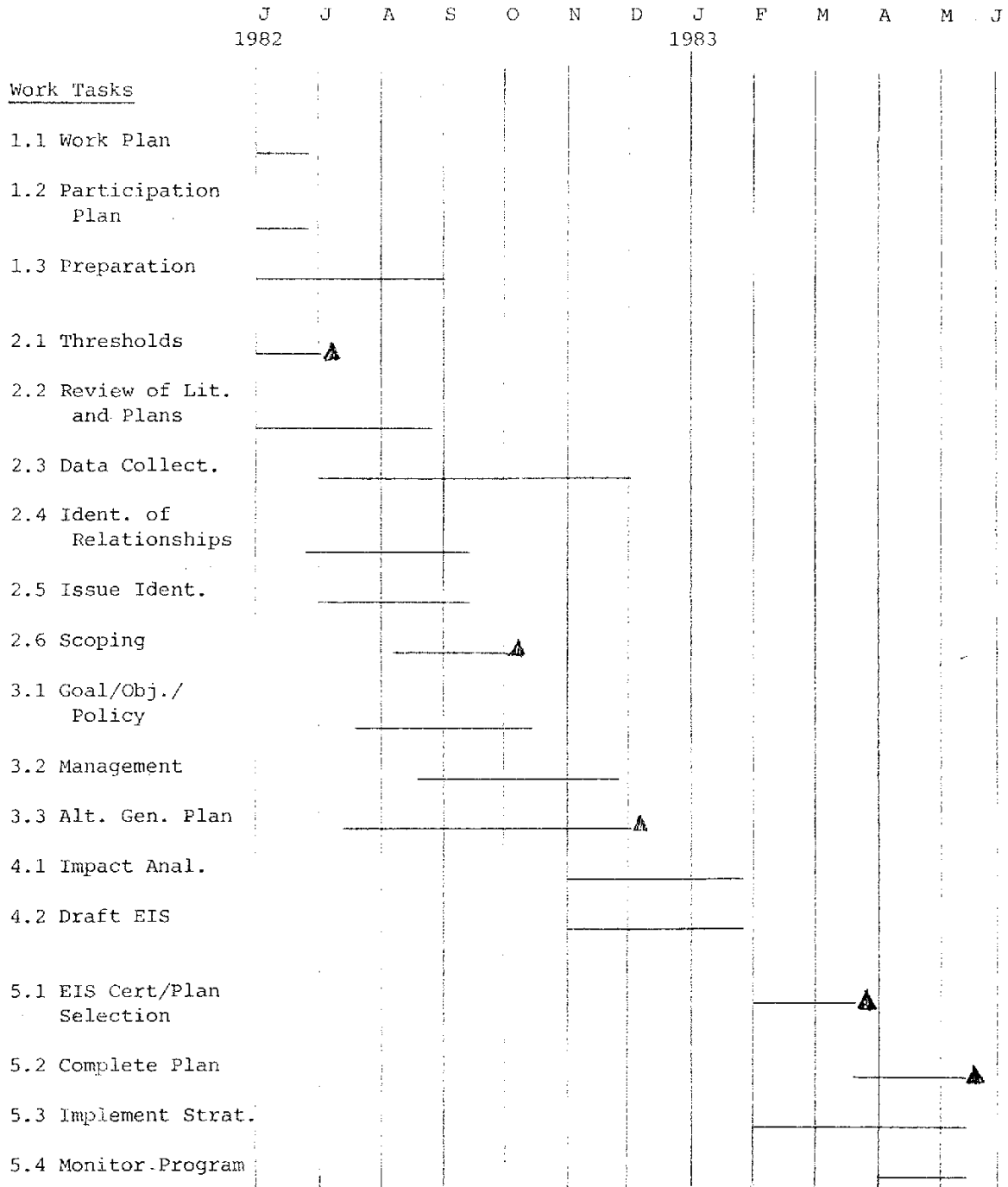
TASK 5.3

Draft Implementation Mechanisms

The Agency shall draft and adopt necessary ordinances, rules and regulations consistent with the plan.

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TIME SCHEDULE



▲ = Key General Plan Choice Points

Phil O.

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

The Chateau, 995 Fairway Boulevard
Incline Village, Nevada

NOTICE IS HEREBY GIVEN that on July 28 and 29, 1982, commencing at 9:30 a.m. at the Chateau, 995 Fairway Boulevard, Incline Village, Nevada, the Governing Body of the Tahoe Regional Planning Agency will conduct its regular meeting. The agenda for said meeting is attached to and made a part of this notice.

NOTICE IS FURTHER GIVEN that on Wednesday, July 28, 1982 commencing at 8:30 a.m., the Litigation Committee of said Agency will meet to discuss pending litigation regarding Bitterbrush and Dillingham developments.

NOTICE IS FURTHER GIVEN that on Thursday, July 29, 1982 commencing at 8:30 a.m. the Regional Plan Steering Committee of said Agency will meet to discuss the process for development of the Regional Plan.

NOTICE IS FURTHER GIVEN that at some point during said regular Governing Body meeting the TRPA Finance Committee will meet to discuss the Agency's financial status.

Date: July 9, 1982



By: Philip A. Overeynder
Executive Director
Tahoe Regional Planning Agency

NOTE: ITEMS ON THE AGENDA WITHOUT A TIME DESIGNATION MAY NOT NECESSARILY BE CONSIDERED IN THE ORDER IN WHICH THEY APPEAR ON THE AGENDA.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

The Chateau, 995 Fairway Boulevard
Incline Village, Nevada

July 28, 1982 9:30 a.m.
July 29, 1982 9:30 a.m.

PRELIMINARY AGENDA

- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES - *CONT'D TO 9:30 A.M.*
- IV CONSENT CALENDAR
- V SPECIAL REPORT - Federal Agency/TRPA Coordination Effort
- VI AGENCY REVIEW

TAKE UP ON THURS. A.M.

A. Agency Review and Notification of Intent to
Certify Finding of No Significant Effect

- 1. Harrah's Tahoe, Heat Recovery Incinerator System,
Douglas County, TRPA File #81-1476
- 2. McFarland Professional Building, 800 Southwood Boulevard,
Washoe County, APN 122-222-43 through - 46, TRPA File #82736
- 3. Ron Smith, Marine Railway Boat Launching Facility, Buoy and
Swim Float, 827 Lakeshore Drive, Washoe County, APN 122-181-57,
TRPA File #82181
- 4. W. Bliss, Dwelling in the Backshore, Level 6, 2169 Pray Meadow
Road, Douglas County, APN 01-040-02, TRPA File #82197
- 5. J. Cook, Dwelling in the Backshore, Level 6, 2145 Pray Meadow
Road, Douglas County, APN 01-040-06, TRPA File #82199

*ON FOR DISCUSSION
ONLY - NO FINAL
ACTION*

G. BROWN
B. Case-by-Case Single Family Dwellings, Sec. 2.00, Ordinance 81-5

- 1. Giffin/TSPC, Level 1A, Lot 5, Scotchwood Subdivision, 677
Christina, Washoe County, APN 126-251-18, TRPA File #82196
- 2. Jent/Mitchell/TSPC, Level 1A, 601 Fairview Boulevard,
Washoe County, APN 124-211-26, TRPA File #81052
- C. Single Family Dwelling With 1980 Permit Status, Ahern/Jones, Lot 44,
Lakeridge, Douglas County, APN 03-172-35, TRPA File #81144

D.N.

G.G./D.R.M.

K.E.

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K.E.*

NLS

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VII SPECIAL DETERMINATIONS

- A. Gary Sheerin, Rocky Point Subdivision, Block C, Lots 1-4, Washoe County, APN 055-345-01, TRPA File #81-1148, Status Under Section 9.13, Nevada Side Land Use Ordinance
- B. Wm. Taylor, Rocky Point Subdivision, Block C, Lots 6 and 7, Washoe County, APN 55-345-03 and -04, TRPA File #82530, Status Under Section 9.13, Nevada Side Land Use Ordinance

VIII APPEALS

- A. Krider/Fisher, Appeal of Staff Decision Rejecting Application for Child Care Facility in a Low Density Residential Land Use District, Washoe County, APN 124-041-47, TRPA File #82332
- B. Tim Rohm, Appeal of Staff Determination to Reject an Application for a Single Family Dwelling Within an SEZ, Levels 4 and 1B, 718 Eagle Drive, Washoe County, APN 125-271-13
- C. Tahoe Sierra Preservation Council (TSPC), Appeal of Subdivision Team Classification, Tyrolian Village Units 1-5, Washoe County, TRPA File #81-1266

IX ENFORCEMENT

- A. Show Cause Hearing, E. M. Hurtado, Unauthorized Tree Cutting, 811 Jennifer, Incline Village, Washoe County
- B. Reports

- 1. Dingman/Pruett, Swimming Pool Discharge Into Lake Tahoe, Douglas County, APN 07-030-02
- 2. Tahoe Boat Company, Status of Compliance With Conditions of Approval, Placer County

X PLANNING MATTERS

- A. Resolution Delegating Staff Project Review Authority for Certain Classes of Projects
- B. Certification of the Environmental Impact Statement for the Fallen Leaf Lodge Rehabilitation Plan, El Dorado County

XI REPORTS

- A. Executive Session
- B. Finance Committee Report
- C. Litigation Committee Report
- D. Regional Plan Steering Committee Report

CONT'D
30 DAYS

THURS
BRYNERBUSH
DILLINGHAM

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G.G.

K.S.

G.S.

66/RP

G.G.

G.G.

PAO/GAO

IPD

PAO

PAO/GAO

FERRARI

NOTIFICATION OF REFUND POLICY ON MIT. FEES

- E. Executive Director Report
- F. Legal Counsel Report
- G. Governing Body Members
- H. Public Interest Comments

XII PUBLIC HEARINGS

D.N.

A. Adoption of the 1982 Air Quality Plan for the Lake Tahoe Basin as an Element of the General Plan and Certification of the Environmental Impact Statement

BO/BS/STAFF

B. Resolution Adopting Environmental Threshold Carrying Capacities and Certification of the Environmental Impact Statement for Same -
9:30 a.m., Thursday, July 29, 1982

XIII ORDINANCES

P.N./BADU

First Reading of Ordinance Amending the Land Use Element of the Regional Plan to Incorporate the Air Quality Element

XIV ADMINISTRATIVE MATTERS

XV RESOLUTIONS

XVI CORRESPONDENCE

XVII PENDING MATTERS

XVIII ADJOURNMENT

CONSENT CALENDAR

Approval of the following items requires a finding of no significant effect and approval with conditions and necessary findings.

1. George Ashley, Dwelling Addition on a Lot Containing an SEZ, Level 4, Lot 9, Block E, Ponderosa Unit 4, Washoe County, APN 122-142-18, TRPA File #82454
2. North Lake Fire Protection District Fire Station, Levels 4 and 1B, Mt. Rose Highway and Country Club Drive, Washoe County, APN 125-030-14, TRPA File #82620
3. Gaston & Co./Kaufman, Replacement of Nonconforming Coverage, Tyrolia #7, Washoe County, APN 126-01-59, TRPA File #82596
4. Ski Run Marina, Maintenance Dredging Extension, South Lake Tahoe, APN 27-051-07, TRPA File #81151
5. Cedar Point Pier Extension, Placer County, APN 83-500-13, TRPA File #80057

OFF

6. J. Stumbos, Replacement of Nonconforming Coverage, Level 3, Fallen Leaf Lake, El Dorado County, APN 21-401-05, TRPA File #82201
7. Virgil Getti, Dwelling on a Lot Containing an SEZ, Level 4, 599 Rockrose Court, Washoe County, APN 125-482-28, TRPA File #82258
8. H. Batsel, Replacement of Nonconforming Coverage, Level 5, 1266 Tata Lane, South Lake Tahoe, APN 32-252-20, TRPA File #82740
9. Meyers Cable, Underground Cable Installation, Sawmill Road and Highway 89, El Dorado County, TRPA File #82682
10. Tahoe Cable TV, Administrative Office Relocation, 1029 Takela Street, South Lake Tahoe, APN 27-364-25, TRPA File #82730
11. Taco Bell Parking Lot Expansion and Access Driveway, 2681 Lake Tahoe Boulevard, South Lake Tahoe, APN 31-031-36 and -37, TRPA File #82204
12. Al's Automotive Way, Building Expansion and Replacement of Nonconforming Land Coverage, 2614 Sussex Avenue, South Lake Tahoe, APN 31-258-01 and -02, TRPA File #82452
13. Tahoe City Public Utility District, Dollar Point Pump Station Access Road, Placer County, APN 93-094-14, TRPA File #82744
14. El Dorado County Public Works, Pioneer and High Meadow Trails and Apache Avenue Erosion Control Project, Meyers, El Dorado County, TRPA File #82746
15. Washoe County Public Works, Fairview and Christina Boulevards Erosion Control Project, TRPA File #82750
16. Hanzlik Commercial Building, Replacement of Nonconforming Coverage, Tanager and Oriole, Washoe County, APN 122-281-12, TRPA File #82406

Approval of the following single family dwellings requires special conditions and findings pursuant to the 1981 case-by-case lot review criteria.

17. R. H. Wessel, Level 1A and SEZ, 772 Geraldine Drive, Lot 12, Block B, Incline Village #1A, Washoe County, APN 125-352-08, TRPA File #81122
18. Clark Krelle, Levels 4 and 1A, 477 Driver Way, Incline Village, Washoe County, APN 124-225-02, TRPA File #82432
19. Robertson/TSPC, Level 3, 1143 Lucerne, Tyrolia #7, Washoe County, APN 126-083-41, TRPA File #82524
20. Winchel/Barnes/TSPC, Level 1A, 935 Jennifer, Lot 17, Elk L, Incline Village #1A, Washoe County, APN 125-373-17, TRPA File #82422
21. Proano/TSPC, Level 3, 524 Fairview, Washoe County, APN 126-220-09, TRPA File #82420

22. Mokhtarzadeh/Lien, Level 1A, 600 Fairview, Washoe County, APN 126-230-13, TRPA File #82310
23. Mohancy/Major, Level 1A, 1056 Apollo Court, Lot 10, Blk A, Incline Village #5, Washoe County, APN 125-421-10, TRPA File #82456
24. Maxfield/Curtis, Level 1A, 483 Fairview Boulevard, Washoe County, APN 124-221-10, TRPA File #82418
25. Weill/TSPC, Level 3, Lot 65, Tyrolia #7, Washoe County, APN 126-082-37, TRPA File #82398
26. Weill/TSPC, Level 3, Lot 21, Tyrolia Unit #7, Washoe County, APN 126-081-21, TRPA File #82402
27. Weill/TSPC, Lot 71, Tyrolia Unit #7, Washoe County, APN 126-082-33, TRPA File #82400
28. Noyes/TSPC, Level 3, Lot 51, Tyrolia Unit #7, Washoe County, APN 126-083-42, TRPA File #82410
29. Hess/Caterino, Level 1A, Lot 101, Blk F, Incline Village #4, Washoe County, APN 125-101-05, TRPA File #82362
30. Behzad Hashem-Nahid, Level 1A, Lot 95, Tyrolia Unit #7, APN 126-08-S33, TRPA File #82296
31. V. Melvin, Level 1A, Lot 13, Blk L, Incline Village #5, Apollo Way, Washoe County, APN 125-413-05, TRPA File #82290
32. Brown, Level 1A, Lot 92, 456 Lakeview Avenue, Elks Point, Douglas County APN 05-241-10, TRPA File #82185
33. P. Kaspar, Level 1A, Lot 10, Blk F, Round Hill #4, Elks Point Road, Douglas County, APN 5-345-01, TRPA File #82448
34. A. Lowry, Level 1A, Paiute and Seminole, Round Hill, Douglas County, APN 05-341-15, TRPA File #81272
35. A. Lowry, Level 1A, Navajo Court, Round Hill, Douglas County, APN 05-302-13, TRPA File #81268B

REGULAR
AGENDA

Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedures shall be as follows:

(1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken.

(2) For approving a project, the affirmative vote of at least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency.

(3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

George Ashley, Dwelling Addition on a Lot
Containing an SEZ, Level 4, Lot 9, Block E,
Ponderosa Unit 4, Washoe County, APN 122-142-18,
TRPA File #82454

Applicant: George Ashley

Project Description: The applicant proposes to construct an addition to an existing residence. The addition will contain 1 bedroom and 1 bath.

Project Location: 584 Sugarpine Drive, Incline Village

Site Description: The vegetation in the area consists of Jeffrey pine and manzanita. The slope of the lot is approximately 14%; the soil type is an Inville stony coarse sandy loam.

Review Per Section: Article VI(b) of the Compact
Section 7.80 of the TRPA Grading Ordinance
Section 3.00 of TRPA Ordinance 81-5
Article 6.3 of the TRPA Rules and Regulations

Land Use District: Low Density Residential

Land Capability Classification: Level 4 and SEZ

<u>Land Coverage:</u> Lot Size:	17,243 sq. ft.
SEZ Area of Lot:	800 sq. ft.
Level 4 Portion of Lot:	16,443 sq. ft.
Permitted Coverage:	3,297 sq. ft. (20% of level 4 + 1% of SEZ area)
Existing Coverage:	2,104 sq. ft.
Proposed New Coverage:	375 sq. ft.
Total Coverage:	2,479 sq. ft.

Building Height: Proposed: 31' Permitted 35'

Impact Analysis and Mitigation Measures: The project conforms to the land coverage limitations prescribed in the land capability system and will incorporate drainage and erosion control improvements on the site in compliance with the Handbook of Best Management Practices. No construction or earth disturbance is proposed in the SEZ.

Consistency with Applicable Plans, Ordinances, Regulations and Standards: Prior to approval of this project, the Governing Body must make written findings pursuant to Article VI(b) of the Compact regarding consistency with applicable plans, ordinances, regulations and standards of federal, state and regional

KS:jf
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Consent Calendar Item 1.

agencies. The staff has analyzed applicable elements for consistency and has made the following findings:

<u>Applicable Elements</u>	<u>Findings</u>
Nevada Side Land Use Ordinance	Consistent
Nevada Side General Plan and Sub-Elements	Consistent
TRPA 208 Water Quality Plan	Consistent
State/Federal Air Quality Standards	Consistent

Project Analysis and Issues for Discussion: Based on information submitted with the application and a field review of the lot, the staff cannot identify any significant issues for discussion. Staff recommends the following special conditions:

1. Drainage facilities in compliance with the 208 Plan shall be provided for all impervious surfaces on the site.
2. Gravel shall be placed underneath all decks.
3. Vegetation protective fencing shall be maintained throughout construction to avoid disturbance in the SEZ.
4. Material storage shall be in the driveway to restrict disturbance in the SEZ.
5. The applicant must contribute to an offsite mitigation fund. This fee is based on the proposed coverage and must be paid prior to issuance of a TRPA permit. The mitigation fee is \$203 as calculated below:

Capability level:	4 and 1B
Lot size:	17,243 sq. ft.
Allowed coverage by capability:	3,297 sq. ft.
Proposed new coverage:	375 sq. ft.
Mitigation fee:	\$203

Finding of No Significant Environmental Effect: Based on the information submitted with the application, the completion of the environmental checklist, and the field review, the Agency staff finds that the subject project qualifies for a conditional finding of no significant environmental effect.

Required Actions and Findings: A motion for approval of this project based on the following findings and conditions:

- I 1. Pursuant to Article III(g)(2) of the Compact, the project complies with the regional plan, ordinances, rules and regulations of the Agency.

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Consent Calendar Item 1.

Ashley Dwelling Addition
page three

2. Pursuant to Article VI(b) of the Compact, the project is consistent with the applicable plans, ordinances, regulations and standards of federal and state agencies relating to the protection, maintenance and enhancement of environmental quality in the Region.
- II Findings that no grading, clearing, removal of vegetation, filling or creation of land coverage will occur within a stream environment zone.
 - III The standard conditions of approval (Attachment D).
 - IV The special conditions indicated in the staff summary.

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Consent Calendar Item 1.