

**TRPA
GOVERNING BOARD
PACKETS**

**JUNE
1982**

MONDAY -
THAT REVIEW

June
1982

Phil O.

TON - ELDERADO COCA
LARRY - PLAGER COLO - NONE

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on June 23, 24, and 25, 1982, commencing at 9:30 a.m. each day at the Alpine Meadows Ski Area Day Lodge, 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. The Alpine Meadows Day Lodge is located at the end of Alpine Meadows Road off Highway 89, seven miles northwest of the Tahoe City "Y".

NOTICE IS FURTHER GIVEN that at the same meeting the Finance Committee will meet to discuss TRPA budget matters.

Date: June 7, 1982

By:

Randall C. Sheffield

Randall C. Sheffield, Chief
Long Range Planning Division
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.

Those wishing to purchase lunch at the Lodge on any of the three days must call ahead for reservations - (916) 583-5177, Monday - Friday 10:00 a.m. - 2:00 p.m.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

Alpine Meadows Day Lodge
End of Alpine Meadows Road
Off Highway 89, Tahoe City

Wednesday, June 23, 1982 9:30 a.m.
Thursday, June 24, 1982 9:30 a.m.
Friday, June 25, 1982 9:30 a.m.

PRELIMINARY AGENDA

Note: There will be a meeting of the Finance Committee at some point during the three day session to discuss TRPA budget matters. **FRI 9:00**

- LITIGATION COMMITTEE - THURS. 8:30 - DIVERBRUSH**
- I CALL TO ORDER AND DETERMINATION OF QUORUM
- II APPROVAL OF AGENDA
- III DISPOSITION OF MINUTES
- IV CONSENT CALENDAR **15 min.**
- V SPECIAL REPORT - Federal Agency/TRPA Coordination Effort **15 min 10:00**
- VI AGENCY REVIEW
- A. Agency Review and Notification of Intent to Certify Finding of No Significant Effect
66. - STATUS L.C.?
JPD
K.S.
NLS
NLS
1. Douglas County/Kahle Park Plan, Tahoe Safety Center, APN 07-130-03 and -04, TRPA File #82652 **10:30**
2. Holiday Shores Commercial Condominium Conversion, 7276 North Lake Boulevard, Placer County, APN 89-143-15, TRPA File #82112 **11:00**
3. E. Maboudi, Level 4, Variance for a Duplex on an SEZ Lot, 873 Peepsight Court, Washoe County, APN 125-261-05, TRPA File #82188 **11:15**
- B.R. **B. P. Pedregal, Case by Case SFD - FTH 48 C.C.**
Case-by-Case Single Family Dwelling, Section 2.00, Ordinance 81-5, Giffin/TSPC, Level 1A, Lot 5, Scotchwood Subdivision, 677 Christina, Washoe County, APN 126-251-18, TRPA File #82196 **11:30**
3. 4. 5. 6.
C. Single Family Dwelling With 1980 Permit Status, J. Ahern, Lot 44, Lakeridge, Cedar Ridge, Douglas County, APN 03-172-35, TRPA File #81144 **12:00**
- VII SPECIAL DETERMINATION
- REDD
G.G.
- Gary Sheerin, Rocky Point Subdivision, Block C, Lots 1-4, APN 055-345-01, Washoe County, TRPA File #81-1148, Status Under Section 9.13, Nevada Side Land Use Ordinance **1:30**
- VIII APPEALS
66.
A. William Morrison/Rocky Point Associates, Appeal of Staff Decision Rejecting Application for New Parcel Maps Pursuant to Compact Prohibitions, Washoe County, APN 55-330-03, TRPA File #82520 **2:00**

66/6AO B. 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 2:30

66/D.N. C. Harrah's Tahoe, Heat Recovery Incinerator System, Douglas County, TRPA File #81-1476, Appeal of Staff Decision to Require an EIS 3:00

IX Enforcement

CONTINUE FOR SETTLEMENT
R.P.
G.C.

A. Show Cause Hearing, E. M. Hurtado, Unauthorized Tree Cutting, 811 Jennifer, Incline Village, Washoe County 3:15

B. Show Cause Hearing, Dingman/Pruett, Swimming Pool Discharge into Lake Tahoe, Douglas County APN 07-030-02 3:30

C. Reports

- 4.C. 1. Tahoe Boat Company, Placer County 3:30
- 2. Other

X PUBLIC HEARING - continued from the May meeting

RCY Environmental Threshold Carrying Capacity EIS - 1:30 p.m., Thursday, June 24 (Note: Items listed on the agenda after this public hearing may be considered by the Governing Body at any time during the meeting.)

XI CLEARINGHOUSE

RCY/PAO Redfield Trust, 3,000 Acre Donation to the U.S. Forest Service, Washoe, Douglas, and Placer Counties 3:45

XII PLANNING MATTERS

PAO A. Resolution Delegating Staff Project Review Authority for Certain Classes of Projects 4:00

GUB B. Work Program for Development of the Regional Plan

D.N. C. 1982 Air Quality Plan for the Lake Tahoe Basin and EIS ✓

D.Z. D. 208 Water Quality Plan Status Report

XIII ORDINANCES

G.S./PAO A. Second Reading of the Remedial Erosion and Runoff Control Ordinance ✓

GAO B. Second Reading of Ordinance Extending Deadline for Receipt of Case-by-Case Applications

XIV REPORTS

- A. Tahoe City Trailer Park, Low Cost Housing *GAO/PRO ✓*
- B. Finance Committee Report
- C. Administrative Matters
 - 1. Placer County Mitigation Fee Request, Additional \$89,000 for Tahoe Park Heights/Fox Street/Ward Creek Remedial Erosion Control Projects *6.4.*
 - 2. Other
- D. Executive Session
- E. Executive Director Report *✓ EL Dorado / CSLT - MIT FEE RESOLUTION*
- F. Legal Counsel Report *✓ LITIGATION COMMITTEE*
- G. Governing Body Members
- H. Public Interest Comments

XV WORKSHOP - 9:30 a.m., Friday, June 25

Environmental Threshold Carrying Capacity Study - EIS and Study Report

XVI RESOLUTIONS

XVII CORRESPONDENCE

XVIII PENDING MATTERS

XIX ADJOURNMENT

CONSENT CALENDAR

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

- 1. Barton Professional Building, Medical Building, 2244 Barton Avenue, City of South Lake Tahoe, APN 23-251-19 & -21, TRPA File #81202 *MIT. FEE*
- 2. Plosker Medical Building, 2158 Jean Avenue, City of South Lake Tahoe, APN 23-374-06 & -07, TRPA File # 81-1438 *MIT. FEE*
- { 3. El Dorado County, Lake Tahoe Airport Approach Light System, El Dorado County, TRPA File #82262 *← ?*
- 4. State of California, Department of Parks and Recreation, Sugar Pine Point State Park, Six Environmental Campsites, El Dorado County, TRPA File #82226 *←*

- OFF →
5. Fred Taylor, Replacement of Nonconforming Land Coverage, 287 Cedar Ridge Road, Tahoe Hills, Placer County, APN 16-332-241, TRPA File #81-1472 *Leave TRPA APPROVED*
6. R. Ragsdale, Replacement of Nonconforming Land Coverage, Lot 14, Beach Road, Tahoe Meadows, City of South Lake Tahoe, APN 029-101-021, TRPA File #82167
7. Elena Valponi, Replacement of Nonconforming Land Coverage, Lot 39, Pinewood Terrace, El Dorado County, APN 29-380-26, TRPA File #82312
8. Sara Norton, Replacement of Nonconforming Land Coverage, 1304 Lincoln Highway, Cave Rock, Douglas County APN 03-161-01, TRPA File #81159
9. B. Gramanz, Backshore Dwelling, 5310 North Lake Boulevard, Carnelian Bay, Placer County, APN 89-272-20, TRPA File #82177
10. Copyright Services, 3 Existing Buoys, 6770 West Lake Boulevard, Placer County, APN 98-170-02, TRPA File #81137
11. Sierra Boat Company, 15 Existing Buoys, Carnelian Bay, Placer County, APN 89-260-01, TRPA File #82171
- Satisfaction of exist Cond as.*
12. Zephyr Cove Resort/ U.S. Forest Service, 65 Existing Buoys, Douglas County, APN 05-010-03, TRPA File #80059
13. M. Cason, Pier Modification, 1133 Lakeshore Drive, Washoe County, APN 122-390-19, TRPA File #81037
14. Incline Village Community Presbyterian Church Addition, McCourry Boulevard, Washoe County, APN 124-061-19, TRPA File #82234
15. Smith and Sons Triplex, 808 Northwood, Washoe County, APN 124-04-108, TRPA File #82272
16. C. Figone, Level 4, Dwelling on an SEZ Lot, Lot 10, Edgewood Park Subdivision, Washoe County, APN 124-081-10, TRPA File #82314
17. R. Fell, Level 4, Dwelling on an SEZ Lot, 581 Knotty Pine, Washoe County, APN 122-142-03, TRPA File #82326
18. A. Wells, Level 4 Dwelling Remodel on an SEZ Lot, Douglas County, TRPA File #82628
19. L. Ragonese, Replacement of Nonconforming Coverage, Level 1A, Lot 35, Blk B, Zephyr Heights, 614 Canyon Drive, Douglas County, APN 05-194-14, TRPA File #82522
20. Rees/Menzer, Single Family Dwelling Conversion to Multiple Unit, Level 4, 592 Lariat Circle, Washoe County, APN 125-472-11, TRPA File #82240
21. Lincoln Meadows Unit #1, Amendments to Final Map, Lot Consolidation of Lots 12, 15 and 16, Hidden Woods, Douglas County, APN 03-242-05, -02 & -01, TRPA File #82654

22. Edgelake Beach Timeshare Club, Physical Modifications, Placer County, APN 89-190-06, TRPA File #82656
23. Tahoe Bronze, 18 Unit Timeshare Conversion, Douglas County, APN 09-320-01 through 09-320-18, TRPA File #82526

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

24. R. Fell/TSPC, Level 1A, 984 Wander Way, Washoe County, APN 125-441-07
TRPA File #82322
25. C. Clark/TSPC, Level 3, 761 Randall, Washoe County, APN 125-253-04, TRPA File #82324
26. Sykes/Mason, Level 1A, Lots 82 and 83, Elks Point Subdivision, Douglas County, APN 05-241-17, TRPA File #82173
27. K. Carr, Level 3, Lot 26, Lucerne Way, Tyrolian Village, Washoe County, APN 126-081-16, TRPA File #82292
28. Evans/Kaufman, Level 3, Lot 38, Blk K, Incline Village #3, Wilderness Court, Washoe County, APN 124-232-32, TRPA File #82286
29. Geyer/Kaufman, Level 1A, Lot 1 Blk G, Country Club, Washoe County, Driver and Eagle, APN 124-224-13, TRPA File #82260
30. Pennacchio/Kaufman, Level 1A, 992 Tyner Way, Lot 7, Blk E, Incline Village #2, Washoe County, APN 125-172-03, TRPA File #82268
31. Sundstedt/Curtis, Level 1A, Lot 30, Blk H, Incline Village, 819 Jeffrey, Washoe County, APN 125-223-26, TRPA File #81118
32. Kevin/TSPC, Level 3, Lot 4 Blk G, Incline Village #4, 572 Tyner, Washoe County, APN 125-492-25, TRPA File #82294
33. Heckert/TSPC, Level 1A, Lot 6 Blk F, Washoe County, 491 Alpine View, APN 124-223-06, TRPA File #82298
34. Levet/Curtis, Levels 1A and 3, Lot 127, Blk A, Incline Village #1B, 739 Allison Drive, Washoe County, APN 125-041-15, TRPA File #82244
35. Kirby/TSPC, Level 1A, Lot 12 Blk T, Incline Village #2, 425 Valerie, Washoe County, APN 125-141-07, TRPA File #81-1468
36. Webb/Ford, Level 1A, Lot 8 Blk C, Incline Village #5, 948 Jupiter, Washoe County, APN 125-413-10, TRPA File #82058
37. Gardner/Ocheltree, Level 1A, Lot 5, Blk G, Incline Village #4, 547 Tyner, Washoe County, APN 125-492-24, TRPA File #82140

38. Creps/Jacobs, Level 1A, Lot 14, Elks Point, Douglas County, APN 05-242-09, TRPA File #82472

39. Sauvageau/Smiser, Level 1A, Lot 2, Blk N, Incline Village #4, Saddlehorn Drive, Washoe County, APN 125-551-05, TRPA File #82040

~~40. Hawes, Addition, Level 3, 1110 Altdorf Terrace, Washoe County, APN 126-082-27, TRPA File #82470~~

✓ 41. Skinner/Klitsch, Level 1A, Lot 14, Blk B, 602 Tyner, Washoe County, APN 125-511-07, TRPA File #81792

42. Heiman/Kaufman, Level 3, Lot 7, Blk I, Incline Village #4, Tumbleweed Circle, Washoe County, TRPA File #82492

43. R. Vangelisti, Level 3, Lot 104, Tyrolia Unit #7, Washoe County, APN 126-083-22, TRPA File #81-1366

44. R. Vangelisti, Level 3, Lot 80, Tyrolia Unit #7, Washoe County, APN 126-082-22, TRPA File #81-1364

45. E. Chandler, Level 3, Lot 8, Blk A, Incline Village #1, Washoe County, APN 125-232-15, TRPA File #82046

46. E. Arakawa, Level 1A, Carport Addition, 455 Driver Way, Washoe County, Lot 14, Blk H, Country Club of Incline, TRPA File #82442

✗ 47. T. Wilburn, Level 1A, Lot 44, Blk J, Incline Village #1, Washoe County, APN 125-243-37, TRPA File #82116

48. P. Pellegrino, Level 3, 818½ Jennifer, Washoe County, APN 125-201-01, TRPA File #81-1456

49. N. Garden, Level 3, Lot 112, Tyrolia #7, Washoe County, APN 126-083-15, TRPA File #82074

— 50. J. Hite, Levels 6 and 1A, Lots 3-7, Blk A, Incline Village, Washoe County, APN, 125-181-55, TRPA File #82506

51. J. Sells, Level 1A, 613 Eagle Drive, Washoe County, APN 124-213-07, TRPA File #82238

52. M. Melling, Level 1A, 609 Fallen Leaf Way, Incline Village, Washoe County, APN 125-531-01, TRPA File #82138

— 53. A. Pearson, Level 1A, 800 Jennifer Drive, Washoe County, APN 125-201-11, TRPA File #81-1140

54. Blackaller/Aitken, Level 3, Lot 11, Blk A, Kingsbury Heights, Douglas County, APN 07-233-05, TRPA File #82200

The following application has a 1980 permit status; approval requires special conditions and findings.

55. Crawford/Lien, Lot 54, Lakeridge, Canyon Circle, Douglas County, APN 03-172-26, TRPA File #81454

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
GOVERNING BOARD
FINANCE COMMITTEE

TRPA Office, 2155 South Avenue
South Lake Tahoe, California

June 25, 1982, 8:30 a.m.

PRELIMINARY AGENDA

- I. Personnel Policy- Temporary Assignments ✓ PTD ACTION - ALT. III
- II. Computer Equipment Lease- City of South Lake Tahoe ← Board Action
- III. Telephone System Proposal - CO Button Phone 477⁰⁰/Mo. Horizon Paging 67% More/Month - 696/Mo. ✓ Board Action \$500/Mo. / Board Action
- IV. Status Reports:
 - A. California Contract Freeze- California Water Resources Control Board Contract
 - B. Fiscal Year 1982-83 Cost of Living Increase
 - C. Financial and Institutional Analysis Contract
 - D. California Preliminary Budget Deadline- Fiscal Year 1983-84 ✓
- ✓ V. Financial Statements

- CAL. - NO STATUS
- NEV. - 8% CAL. -
- D.C. - 39 hr. work week - 5% C.O.L.
- W.C. - 8.94% C.O.L.
- SLT - 5% C.O.L. - POSSIBLE LAYOFFS
US. - {
EL DORADO - NO D
PLACER - NONE
CPI - 6.7% INCREASE -
10.5% INCREASE - S.F./OAKLAND

7% - SCAG.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Barton Professional Building, Medical Building, 2244 Barton Avenue,
City of South Lake Tahoe, APn 23-251-19 and -21, TRPA File #81202

Applicant: James Plotts

Project Description: The applicant is requesting approval to construct a 1,798 square foot single story professional office building for use as dental offices. The building would contain two dentists' offices. The applicant proposes 9 onsite parking spaces.

Project Location: The site is located one block off of Highway 50 near Tahoe Keys Boulevard.

Site Description: The site is flat and is currently vacant. The site is well vegetated and there is no erosion occurring.

Review Per Section: Section 4.12 California Side Land Use Ordinance - Indirect
Source Review
Article VI(b) Tahoe Regional Planning Compact

Land Use District: High Density Residential (Professional offices are a permitted use.)

Land Capability Classification: Level 7, Efb Soil Type, 30% allowable coverage

Land Coverage:

Lot Size:	16,380 sq. ft.
Allowed Coverage:	4,912 sq. ft.
Proposed Coverage:	buildings - 1,798 sq. ft.
	paving - <u>3,052 sq. ft.</u>
Total:	4,850 sq. ft.

Building Height: Proposed: 23.5 feet Permitted: 30 feet

Impact Analysis and Mitigation Measures:

Land Coverage - The proposed project is within the allowed land coverage for a class 7 lot.

Indirect Source Review - The project will generate 50.5 vehicle trips per day which is in excess of 1% of the remaining road capacity of Highway 50 in this area. The applicant proposes to contribute \$2,200 to the Highway and Transit Improvement Fund as a mitigation measure.

6/7/82
JPD:jf

Consent Calendar Item 1.

Consistency With Applicable Plans, Ordinances, Regulations and Standards:

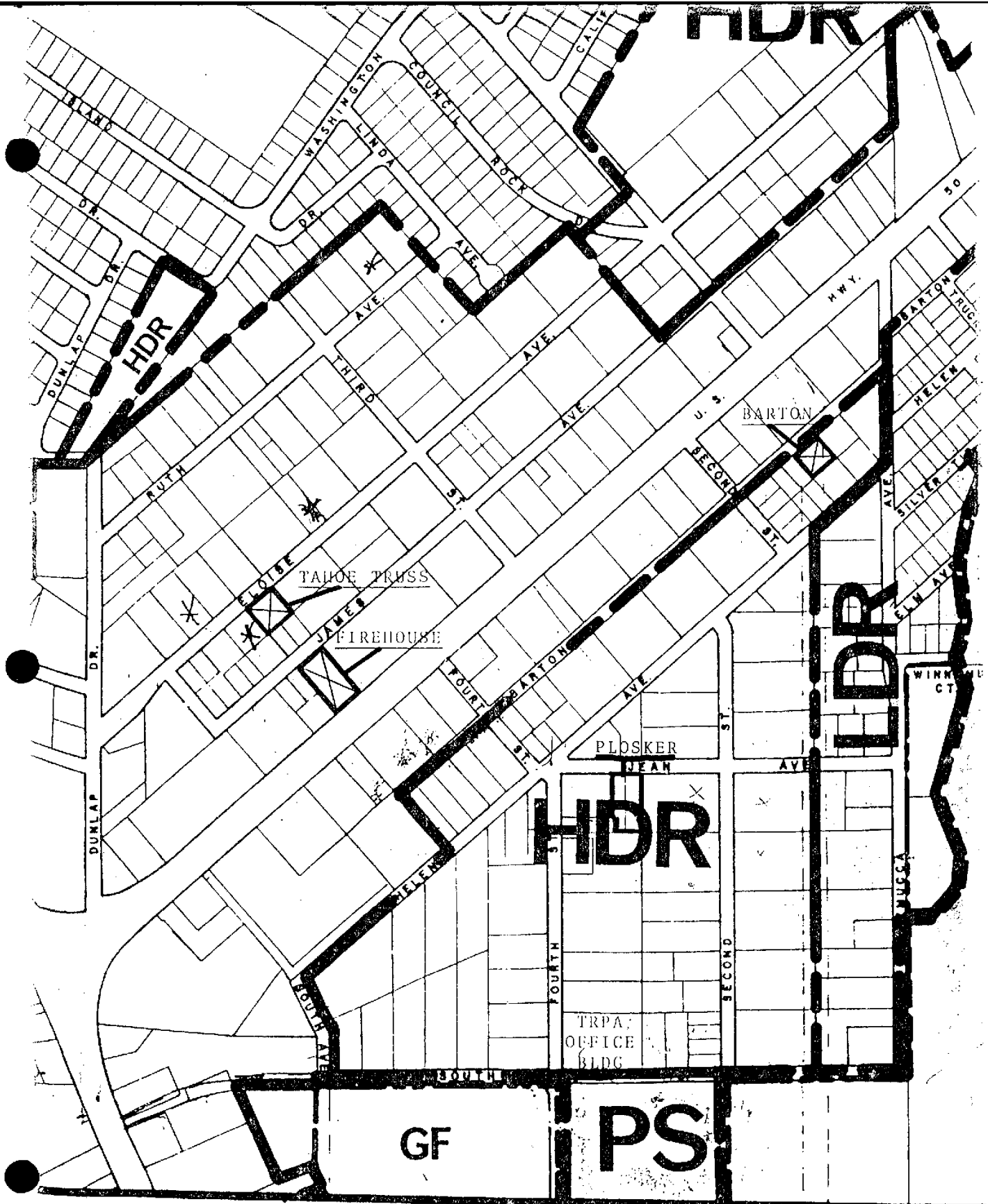
<u>Applicable Element</u>	<u>Findings</u>
California Side General Plan	Consistent
California Side Land Use Ordinance	Consistent
Lahontan Regional Water Quality Control Plan	Consistent
TRPA 208 Water Quality Control Plan	Consistent
Federal/State Air Quality Standards	Consistent

Required Actions and Findings:

1. Findings listed on Attachments A and C.
2. Standard conditions of approval listed on Attachment I deleting the following conditions:
 - 1(e) TRPA required security
 - 11 Nonconforming land coverage
 - 12 Consolidation of lots
 - 22 Notation on parcel map

And adding the following conditions:

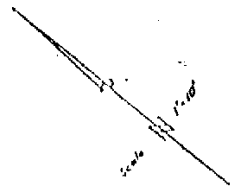
24. The security referred to in condition 1(f) shall be \$2,000.
25. The security referred to in Condition 1(g) shall be \$1,800.
26. The applicant shall contribute \$2,200 to the Highway and Transit Improvement Fund or toward a specific mitigation project(s). If the \$2,200 is to be used in conjunction with a specific mitigation project(s); said project(s) are subject to review and approval by the CTRPA and TRPA.



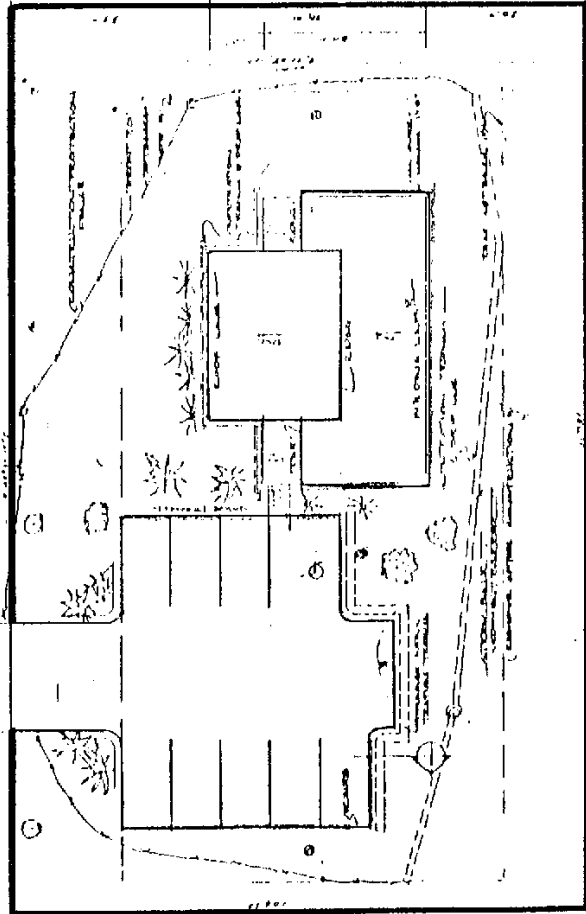
Photography by
STERN TECHNIGRAPHICS, INC.
FAIR OAKS, CALIFORNIA

BAKTON
 RECEIVED
 JUN 17 1981
 ITRPA

DEVELOPMENT UNIT DATA
 Lot No. 1000000000 4314 N
 Assessor's Parcel No. 4314 N
 Assessor's County 4314 N
 Assessor's City 4314 N
 Assessor's State 4314 N
 Assessor's Zip 4314 N
 Assessor's Name 4314 N
 Assessor's Address 4314 N
 Assessor's Phone 4314 N
 Assessor's Fax 4314 N
 Assessor's E-Mail 4314 N
 Assessor's Website 4314 N
 Assessor's Other 4314 N



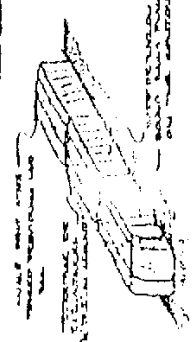
BARTON AVENUE



- 1. SURVEYING SCHEDULE
- 2. LAYOUT PLAN
- 3. CONSTRUCTION PLAN
- 4. FINISH PLAN
- 5. ELECTRICAL PLAN
- 6. MECHANICAL PLAN
- 7. PLUMBING PLAN
- 8. SANITARY PLAN
- 9. LANDSCAPE PLAN
- 10. OTHER



TO THE BOARD OF SUPERVISORS
 COUNTY OF ALameda
 SAN FRANCISCO, CALIFORNIA
 FOR APPROVAL OF THE
 PROPOSED DEVELOPMENT
 OF THE ABOVE DESCRIBED
 PROPERTY.



TO THE BOARD OF SUPERVISORS
 COUNTY OF ALameda
 SAN FRANCISCO, CALIFORNIA
 FOR APPROVAL OF THE
 PROPOSED DEVELOPMENT
 OF THE ABOVE DESCRIBED
 PROPERTY.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Plosker Medical Building, 2158 Jean Avenue, City of
South Lake Tahoe, APN 23-374-19 and -21, TRPA File #81202

Applicant: Dr. Plosker/Dr. Goldstein

Project Description: The applicant is requesting approval to construct a 2,200 square foot single story professional office building to be used as medical offices. There will be 3,468 square feet of paved parking area and walkways.

Project Location: The project is located on Jean Street, two blocks off of Highway 50 near the Fourth Street intersection.

Site Description: There is a single family residence on the site that will be removed prior to construction. The surrounding area is made up of a mix of residential and commercial uses. The commercial uses are primarily medical office buildings.

Review Per Section: Section 4.12 California Side Land Use Ordinance - Indirect Source Review
Article VI(b) of the Tahoe Regional Planning Compact

Land Use District: High Density Residential (Professional offices are a permitted use.)

Land Capability Classification: Level 7, Efb Soil Type, 30% allowable coverage

<u>Land Coverage:</u>	Lot size:	18,872 sq. ft.
	Allowed coverage:	5,661 sq. ft.
	Proposed coverage:	building - 2,193 sq. ft.
		paving - 3,468 sq. ft.
	Total:	5,661 sq. ft.

Building Height: Proposed: 22 feet Permitted: 30 feet

Impact Analysis and Mitigation Measures:

Indirect Source Review - The project will generate an average of 47 new vehicle trips per day which is in excess of 1% of the remaining road capacity of Highway 50 in the area. A credit was given for the vehicle trips generated by the existing residence. The new trips will produce an estimated 6,648 grams of CO per day. The applicant proposes to mitigate the increased emissions through contribution of \$2,750 to the Highway and Transit Improvement Fund.

6/7/82
JPD:jf

Consent Calendar Item 2.

Consistency With Applicable Plans, Ordinances, Regulations and Standards:

<u>Applicable Element</u>	<u>Finding</u>
California Side General Plan	Consistent
California Side land Use Ordinance	Consistent
Lahontan Regional Water Quality Control Plan	Consistent
TRPA 208 Plan	Consistent
Federal/State Air Quality Standards	Consistent

Required Actions and Findings:

1. Findings listed on Attachments A and C.
2. Standard conditions of approval listed on Attachment I with the following deletions:

- 1(e) TRPA required security
- 11 Nonconforming land coverage
- 22 Notation on parcel map

And Adding the following conditions:

24. The security referred to in condition 1(f) shall be \$1,000.
25. The security referred to in condition 1(g) shall be \$1,100.
26. The applicant shall contribute \$2,750 to the Highway/Transit Improvement Fund as a mitigation measure prior to construction or provide a mitigation project(s) which offsets the emission by 150% prior to occupancy.