

**TRPA
GOVERNING BOARD
PACKETS**

**JUNE
1986**

TAHOE REGIONAL PLANNING AGENCY

JUNE 86 GB

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547 LTCC

*Andy has
check #*

*April 22nd,
Mary please send
final
check*

NOTICE OF AMENDED AGENDA

NOTICE IS HEREBY GIVEN that the agenda for the Tahoe Regional Planning Agency Litigation Committee meeting on Wednesday, June 25, 1986 at 9:30 a.m. at the TRPA office, 195 U.S. Highway 50, Round Hill, Nevada, is amended by adding settlement of Glenridge v. TRPA, et al. (open and closed sessions).

NOTICE IS FURTHER GIVEN that the agenda for the regular June 25, 26, 1986 meeting of the Governing Body of the Tahoe Regional Planning Agency is amended by adding discussion and action on settlement of Glenridge v. TRPA, et al. (open and closed sessions).

Date: June 18, 1986

By: W.A. Morgan
William A. Morgan
Executive Director
Tahoe Regional Planning Agency

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TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on Wednesday and Thursday, June 25, 26, 1986, commencing at 10:00 a.m. on the 25th and at 9:30 a.m. on the 26th at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, 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, June 25, 1986, commencing at 8:30 a.m. in the same location, the Finance Committee of said agency will meet to discuss the following: 1) receipt of the May financial statement; 2) status of the Agency's liability insurance and safety management program; 3) approval of the FY 1986-87 budget; approval of Local Transportation Fund allocations for FY 1986-87; and 4) approval of the TRPA retirement system.

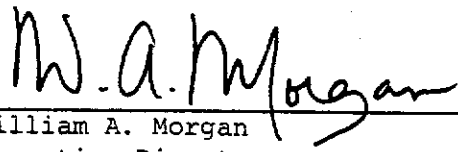
NOTICE IS FURTHER GIVEN that on Wednesday, June 25, 1986, commencing at 9:30 a.m. in the same location, the Litigation Committee will meet in open session and in closed session to confer with counsel on the following: 1) State of California/ League to Save Lake Tahoe v. TRPA, including guidelines for legal counsel to obtain exemptions from injunction and authorization for legal counsel to obtain exemption from injunction for foundations; 2) Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada); 3) Glenbrook Properties v. TRPA; and 4) Lakeview Development v. TRPA.

NOTICE IS FURTHER GIVEN that at the conclusion of the Wednesday, June 25, 1986 regular meeting session, the Legislation Committee will meet to discuss the following: 1) federal and state legislation affecting the Tahoe Basin, including, but not limited to, Tahoe Regional Planning Compact amendments; 2) policy on TRPA contact with legislators; and 3) discussion and recommendations regarding legislative monitor for TRPA in FY 1986-87.

NOTICE IS FURTHER GIVEN that at 8:30 a.m. on Thursday, June 26, in the TRPA office, the Rules and Regulations Committee will meet to discuss the revision of the Agency's Rules and Regulations of Practice and Procedure and the Administrative and Fiscal Procedures Manual.

Date: June 6, 1986

By: _____


William A. Morgan
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

TRPA Office, 195 U.S. Highway 50
Round Hill, Zephyr Cove, Nevada

June 25, 1986 10:00 a.m.
June 26, 1986 9:30 a.m.

PRELIMINARY AGENDA

~~I~~ CALL TO ORDER AND DETERMINATION OF QUORUM

~~II~~ APPROVAL OF AGENDA

~~III~~ DISPOSITION OF MINUTES

~~IV~~ SPECIAL REPORT

Tahoe-Transportation District (TTD) Status Report

V PROJECT REVIEW

~~A.~~ Certification of the Environmental Impact
Statement for the Tahoe Queen Excursion Vessel

~~B.~~ Approval of Single Family Dwelling in the Shorezone,
Carl Oliver, Placer County APN 97-122-06

C. Approval of Proposal to Operate the Tahoe Queen Excursion
Boat at a Level of 500 Passengers Plus Crew

VI PLANNING MATTERS

~~A.~~ Status Report on Supplement to EIS for Adoption of a Regional
Plan for the Lake Tahoe Basin and Report on Comment Period

~~B.~~ Staff Report on Nutrient Budget in Lake Tahoe

C. Presentation and Discussion on Full Package of
Revisions to the Regional Plan Goals and Policies

VII LITIGATION

A. Litigation Committee Report and Board Action, If Necessary,
on the Following:

~~1.~~ State of California/League to Save Lake Tahoe v. TRPA, Including
Guideline for Legal Counsel to Obtain Exemptions from Injunction
and Authorization for Legal Counsel to Obtain Exemption from
Injunction for Foundations

2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern
District of California and District of Nevada)

3. Lakeview Development v. TRPA

4. Glenbrook Properties v. TRPA
- B. Closed Session to Confer on the Following:
1. State of California/League to Save Lake Tahoe v. TRPA, Including Guideline for Legal Counsel to Obtain Exemptions from Injunction and Authorization for Legal Counsel to Obtain Exemption from Injunction for Foundations
 2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada)
 3. Lakeview Development v. TRPA
 4. Glenbrook Properties v. TRPA

VIII ADMINISTRATIVE MATTERS

- A. Peter Joufflas, Waiver of Section 10.3 of Rules and Regulations of Practice and Procedure, Return of Application Filing Fee
- ~~B.~~ Presentation on Proposed New Retirement System
- ~~C.~~ Finance Committee Report and Board Action on Recommendations
1. Receipt of the May Financial Statement
 2. Approval of FY 1986-87 Budget
 3. Approval of a New Retirement System
 4. Adoption of Resolution Approving Local Transportation Fund Allocations for FY 1986-87
- D. Legislation Committee Report
1. Status Report Regarding AK & Associates Monitoring of the Budget Process in the California Legislature
 2. Status Report on Tahoe Regional Planning Compact Amendments
 3. Recommendation and Possible Action on Legislative Monitor for FY 1986-87

IX REPORTS

- A. Executive Director
1. Status Report on Plan for 1986
 2. Status Report on Projects Approved at Staff Level
 3. Status Report on Exemption Requests in Regional Plan Suit

4. Status Report on Lot Retirement in Connection With Coverage Transfers in the Tahoe Keys Subdivision

5. Other

B. Legal Counsel

C. Governing Body Members

D. Public Interest Comments

X CORRESPONDENCE

XI RESOLUTIONS

XII ADJOURNMENT

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 procedure 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

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

MEMORANDUM

June 16, 1986

To: Governing Board

From: Agency Staff

Subject: Certification of the Environmental Impact Statement for the
Tahoe Queen Excursion Vessel

On April 4, 1986, the Tahoe Regional Planning Agency circulated a draft Environmental Impact Statement (DEIS) for the Tahoe Queen Excursion Vessel. This DEIS addressed the impacts associated with expansion of the approved passenger capacity of the Tahoe Queen to 500 passengers.

Pursuant to the Tahoe Regional Planning Agency (TRPA) rules and regulations, the TRPA Governing Board and the public were notified of the preparation of the DEIS at the March meeting, and copies of the DEIS were distributed at the April meeting.

The 60 day circulation period ended on June 3, 1986. During the circulation period, about 20 comments were received from the general public, reviewing agencies, and the Advisory Planning Commission. These comments are addressed in Chapter 8 of the final EIS.

Impacts created by the project were identified. An impact for purposes of the EIS is defined to be any quantifiable degradation of the environment from existing (1985) levels. For water quality, 1981 documented levels are used. Because of the unique and sensitive environment of Lake Tahoe and the Lake Tahoe Basin, any measureable degradation of the environment is considered significant for purposes of the EIS. These impacts are noted in summary of the Final EIS.

At the June APC meeting, on a vote of ⁶⁻³⁻² 6 to 5, the commissioners voted to accept the technical adequacy of the EIS. The commissioners incorporated the staff's recommended mitigation measures, with certain revisions (attached).

TRPA staff recommends that the Governing Board certify the EIS for the Tahoe Queen, incorporating the staff's recommended mitigation measures as revised by the APC.

If you have any questions about this agenda item, contact Dave Ziegler at (702) 588-3296.

CJ:cs
6/16/86

AGENDA ITEM V A.

Tahoe Queen FEIS

Revised Mitigation Measures
(Per June 11, 1986 APC)

4. Unless necessary for ~~scheduled-or-emergency~~ emergencies or repairs, the Tahoe Queen shall not idle for more than 60 consecutive minutes (1 hour). Idling should be limited to the minimum necessary for efficient operation of the vessel.
16. ~~While~~ Except in case of emergency, while the Tahoe Queen operates on the waters of Emerald Bay, the exterior speakers shall not be used.
20. Except in case of emergency ~~threatening-the-health-or-safety-of occupants~~, no announcements are to be made over exterior speakers unless the Tahoe Queen is further than 300 feet from shore.
21. Except in case of emergency ~~threatening-the-health-or-safety-of occupants~~, no announcements are to be made over exterior speakers while approaching (or leaving) Ski Run Marina unless the Tahoe Queen is north or west of the buoy field at Ski Run Marina.
24. Follow all normal precautions in operating the vessel and comply with all applicable Coast Guard requirements.
33. Monitor the reservation system, and the parking lot operation, to ensure achievement of the assumed modal split, and the success of the traffic mitigation measures in reducing level of service impacts at the Highway 50/Ski Run Boulevard intersection. If the monitoring system reveals problems with parking, circulation, or traffic impacts at either Ski Run Marina or at the intersection of Ski Run and U.S. 50, the Executive Director would be empowered to temporarily reduce the authorized capacity of the vessel, subject to Governing Board review.
34. When stacked parking is utilized, Lake Tahoe Cruises should implement the recommended parking operations presented on page 4 of the TRPA staff analysis Appendix R, including sufficient separation of groups of vehicles so that minimum impedence of arriving and departing vehicles occurs. The operator is to limit the number of ~~automobiles~~ vehicles parked in that portion of the parking lot available to Lake Tahoe Cruises in accord with the following table:

Level	Hours between cruise departure	Maximum autos <u>vehicles</u> per cruise	Maximum autos <u>vehicles</u> for two consecutive cruises <u>on one day</u>
1	0 to 1.0 hours	118	118
2	1.1 to 1.75 hours	118	168
3	1.76 + hours	118	236

New Mitigation Measures
(Per June 11, 1986 APC)

Public Health and Safety

37. Drinking water supplied on the Tahoe Queen will comply with all applicable state, county, and local codes.

TAHOE REGIONAL PLANNING AGENCY

STAFF SUMMARY

Project Name: Carl Oliver, New Single-Family Dwelling in the Shorezone

Application Type: Residential

Applicant: Carl Oliver

Applicant's Representative: Dick Whitaker

Location: 5050 West Lake Boulevard, Lakeside Subdivision, Homewood, Placer County, California

Assessor Parcel Number: 97-122-06, Placer County

Review Per Section:

1. Tenth Stipulation Amending Order Granting Preliminary Injunction (State of California/League to Save Lake Tahoe v. TRPA)
2. Rules and Regulations for the Plan for 1986
3. Section 4.31(1) and (2), Ordinance 84-1 (Review Criteria)
4. Section 5.00, Ordinance 84-1 (Implementation of Regional Plan)
5. Section 3.10, Ordinance 84-1 (Article V(g) Findings - Compact)
6. Section 7.13, CTRPA Land Use Ordinance (Limitations on Height)
7. Section 7.18, CTRPA Land Use Ordinance (Low Density Residential District Purposes and Uses)
8. Section 4.11 TRPA Shorezone Ordinance

Site Description: The project site of approximately 8,915 square feet is located in Homewood on the lake side of West Lake Boulevard immediately across from the Swiss Lakewood Lodge Restaurant. The subject property is separated from the lake by a narrow strip of land of unknown ownership. The project site is located within a land capability district 5 allowing for 25% land coverage. Residences exist on both sides of the site. The shoreline is classified as a tolerance district 7, a comparatively level shorezone of slopes between 0-9% with a high capability for development in the nearshore, foreshore and back-shore.

TA:cs
6/17/86

AGENDA ITEM V B.

Project Description: The applicant is proposing to build a new two story single-family residence with a garage on the subject parcel. In order to maximize the available land coverage while providing the optimal view of Lake Tahoe, the applicant has designed the residence with the garage located 25' from the front property line, and the house located on the back 1/3 of the property. The house is connected to the garage by a 40' covered walkway. The residence has been designed with living facilities and the master bedroom within the house and two guest bedrooms above the garage.

Staff Analysis

- A. Consistency with Plan Area Statement: The project is located in Plan Area #160 Homewood/Residential. The Land Use Classification is Residential and the management strategy is mitigation.

Planning Statement: The planning statement for this area indicates that the area should remain low density residential while upgrading the area in character with the west shore. The Oliver's single-family residence is consistent with this statement.

- B. Land Capability District/Land Coverage: The project complies with the Bailey land capability system.

Land Capability District:	5
Parcel Size:	8,915 sq. ft.
Allowed Coverage:	2,229 sq. ft.
Proposed Coverage:	
House	906 sq. ft.
Garage	576 sq. ft.
Paving	416 sq. ft.
Decks	151 sq. ft.
Walks	<u>180 sq. ft.</u>
Total	2,229 sq. ft.

- C. Height: The proposed height for the residence (26') complies with Section 7.13 of CTRPA Land Use Ordinance which allows 25' for LDR with 1' for each 3% cross slope over the building site. The cross slope of the building site is 3.2% which allows for an additional 1' to the 25' limit.
- D. Land Use: The project site is located within a low density residential zone. Section 7.18 of the CTRPA Land Use Ordinance allows construction of one single family home for any lot or parcel of record. As originally submitted the applicant's plan indicated a guest house facility above the garage. The applicant has agreed to revise his plans to eliminate the shower from the bedroom addition above the garage to prevent a nonconforming guest house in a low density residential zone.

E. Article V(g) Findings (Section 3.00, Ordinance 84-1):

The following is a list of the V(g) findings as set forth under Section 3.00 of Ordinance 84-1. Following each finding, Agency staff has briefly summarized the evidence on which the required findings may be made.

1. The project is consistent and complies with the CTRPA and Agency ordinances, maps, rules, regulations and policies in effect on August 25, 1983 where said ordinances, maps, rules, regulations and policies are not inconsistent or in conflict with the amendments to the Regional Plan adopted by this ordinance. In the event said ordinances, maps, rules, regulations or policies are inconsistent or in conflict with said amendments to the Regional Plan, the Agency shall find that the project is consistent and complies with said amendments to the Regional Plan.

The project complies with the CTRPA and Agency ordinances, maps, rules, regulations and policies in effect on August 25, 1983.

2. The project has been processed in accordance with the Agency's Rules and Regulations of Practice and Procedure.

This project has been processed in accordance with the Rules and Regulations for the Plan for 1986 and the Agency's Rules and Regulations for Practice and Procedure. The applicant received a 1986 allocation, submitted a complete application and filing fee and meets the infrastructure requirements.

3. The establishment, maintenance and operation of the project will not be detrimental to the health, safety, peace, comfort or general welfare of the Lake Tahoe Region.

There is no evidence suggesting that the project will be detrimental to the health, safety, peace, comfort or general welfare of the Lake Tahoe Region.

4. The project, including compliance with the conditions of approval, is consistent with, and thus will not adversely affect implementation of the Regional Plan Goals and Policies, as amended hereby, including but not limited to the Land Use, Water Quality, Transportation and Air Quality, Conservation, Recreation, Public Services and Facilities and Implementation Elements of the Regional Plan.

- a. Land Use: The project is consistent with the Land Use Element of the Regional Plan, and consistent with Plan Area Statement #160, land capability coverage limits, and height limit.

- b. Water Quality: The proposed project will not have a significant impact on water quality and is consistent with the Water Quality Element of the Regional Plan. The Standard Conditions of Approval require a water quality mitigation fee to offset the impacts associated with 2,229 square feet of new land coverage. Temporary and permanent erosion control measures will be installed on the project site.
 - c. Air Quality and Transportation: The project is consistent with the Air Quality and Transportation Elements of the Regional Plan. An Air Quality Mitigation fee will be paid by the applicant as a condition of approval. The project as conditioned meets Regional Plan Air Quality Emission Standards for water heaters, woodstoves and gas furnaces.
 - d. Conservation: The project is consistent with the Conservation Element of the Regional Plan. Existing native vegetation will be protected during construction activities. Disturbed areas will be revegetated with native grasses and shrubs. Minimal grading and excavation will be required for a perimeter foundation.
 - e. Recreation: The project is consistent with the Recreation Element of the Regional Plan and will not adversely impact recreational opportunities in the vicinity of the parcel.
 - f. Public Services and Facilities: Water conservation devices shall be used on all fixtures to comply with the policies of the Public Services and Facilities Element of the Regional Plan. Adequate water, sewer, electric, gas and refuse disposal services are available to the site and the property is served by a paved street
 - g. Implementation: The project is consistent with the policies of Phase I of the development priorities of the Implementation Element of the Regional Plan in regard to new single family residential development.
6. It has been demonstrated that the suppliers of water, sewage treatment, fire protection, educational services, police protection and other appropriate utilities have or will have the physical and legal capacity to supply said services to the project.

The project is within the service capacity of the existing suppliers of water, sewer, fire protection, educational services, police protection and other utilities.

Required Actions and Findings: To approve the subject project, the Governing Board must take the actions listed below.

A. A motion to:

1. Make the finding required under Article V(g) of the Tahoe Regional Planning Compact, as set forth in Section 3.00 of TRPA Ordinance 84-1.
2. Make the Findings required under Section 3.7 of Resolution 86-8 Adopting Rules and Regulations Implementing the Plan for 1986.
 - a. That the project under review shall not adversely affect the implementation of the Regional Plan.
 - b. That the project shall not cause the environmental threshold carrying capacities to be exceeded.
 - c. That the project has been reviewed under the authority of the Tenth Stipulation and complies with the terms and conditions of the Tenth Stipulation.

B. A motion to approve the project as described in the 6/17/86 staff summary subject to the following condition:

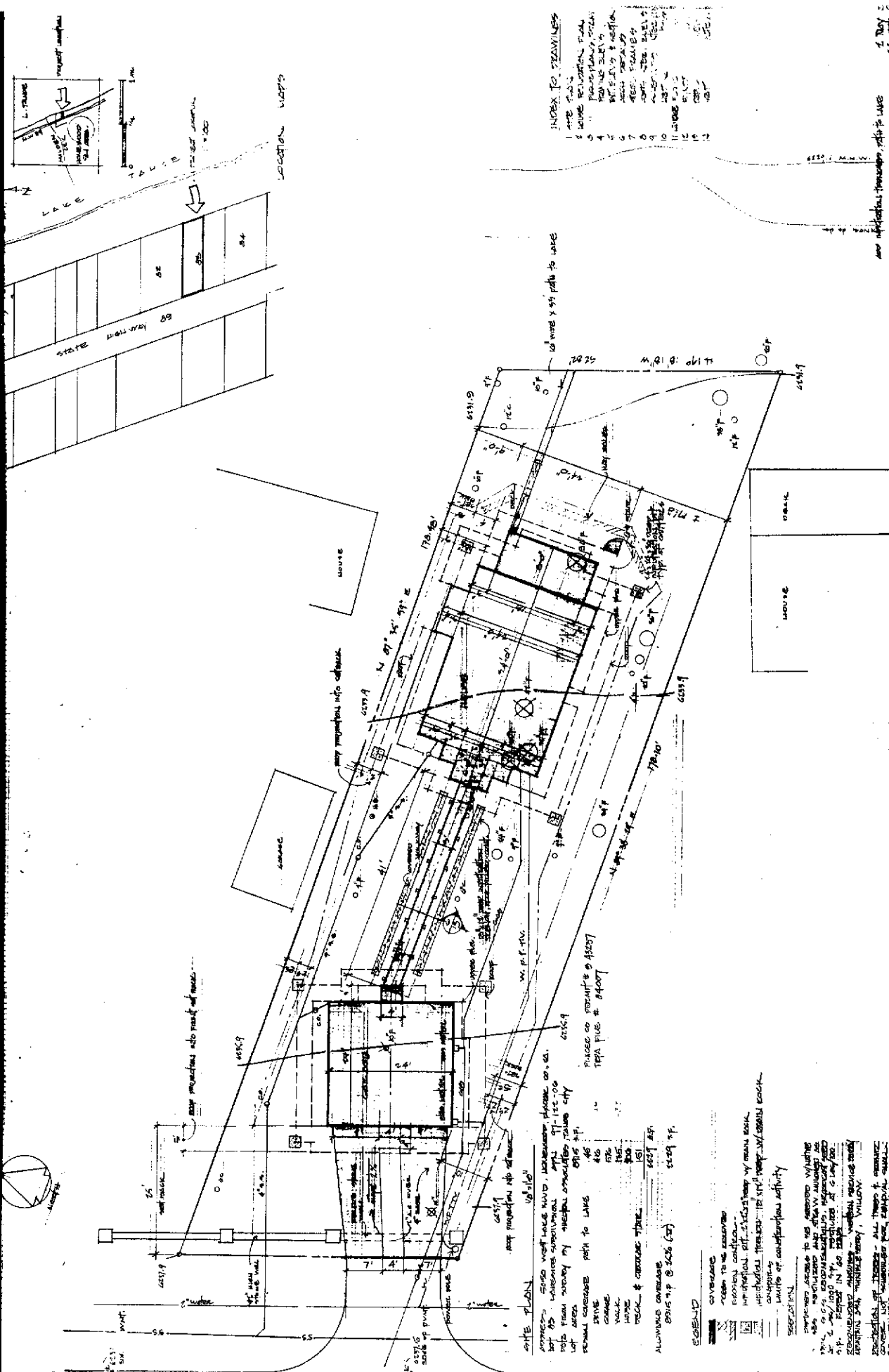
Standard conditions of approval for residential projects, as adopted by Resolution 86-8 and the following special conditions.

1. Prior to issuance of the permit, the applicant will revise the final plans to delete the shower facility from the garage addition.

**POOR
QUALITY
ORIGINAL (S)
TO FOLLOW**



**HIGH DESERT MICROIMAGING, INC.
1225 FINANCIAL BLVD
RENO, NV 89502
(775) 359-6980**



- INDEX TO DRAWINGS**
- 1. SITE PLAN
 - 2. HOUSE PLAN
 - 3. HOUSE PLAN (ALTERNATIVE)
 - 4. HOUSE PLAN (ALTERNATIVE)
 - 5. HOUSE PLAN (ALTERNATIVE)
 - 6. HOUSE PLAN (ALTERNATIVE)
 - 7. HOUSE PLAN (ALTERNATIVE)
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 - 12. HOUSE PLAN (ALTERNATIVE)
 - 13. HOUSE PLAN (ALTERNATIVE)
 - 14. HOUSE PLAN (ALTERNATIVE)

1. MAY 2
2. MAY 2
3. MAY 2

RESIDENCE
LAKES
HOUSE
ORANG

Site Plan (Vertical)

LOOK FOR SERVICE STATION
MAY PROVISION INFO OFFICER

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

2. ALL FOUNDATIONS ARE TO BE CONCRETE ON GRADE UNLESS OTHERWISE SPECIFIED.

3. ALL ROOFING IS TO BE AS SPECIFIED ON EACH SHEET.

4. ALL EXTERIOR FINISHES ARE TO BE AS SPECIFIED ON EACH SHEET.

5. ALL INTERIOR FINISHES ARE TO BE AS SPECIFIED ON EACH SHEET.

6. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

7. ALL UTILITIES ARE TO BE LOCATED AND DEPT. BEFORE CONSTRUCTION.

8. ALL UTILITIES ARE TO BE PROTECTED AND NOT TO BE CUT OR DAMAGED.

9. ALL UTILITIES ARE TO BE REPAIRED OR REPLACED AS NECESSARY.

10. ALL UTILITIES ARE TO BE TESTED AND CLEANED BEFORE COVERING.

11. ALL UTILITIES ARE TO BE PROTECTED AND NOT TO BE CUT OR DAMAGED.

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30. ALL UTILITIES ARE TO BE REPAIRED OR REPLACED AS NECESSARY.

DATE: 11/22/50
DRAWN BY: [Name]
CHECKED BY: [Name]