

**TRPA  
GOVERNING BOARD  
PACKETS**

**MAY  
1987**

May 1987 GB

Counter Copy

TAHOE REGIONAL PLANNING AGENCY  
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on May 27 and 28, 1987, commencing at 9:30 a.m. both days, at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The official agenda for said meeting is attached to and made a part of this notice.

NOTICE IS FURTHER GIVEN that on Wednesday, May 27, 1987, 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 April financial statement; 2) status of budget requests from the States of Nevada and California; 3) acceptance of TRPA/Transportation Development Act performance audit; 4) discussion of El Dorado County access to TDA Funds; 5) approval of City of South Lake Tahoe request for LTF funds for STAGE; 6) approval of El Dorado County request for LTF funds for Dial-A-Ride; 7) approval of Placer County request for LTF funds for TART; and 8) approval of FY 1986-87 TRPA/Caltrans Overall Work Program amendment to reprogram funds to the Lake Tahoe Airport Master Plan.

NOTICE IS FURTHER GIVEN that on Wednesday, May 27, 1987, at 8:30 a.m. in the same location, the Rules Committee will meet to discuss the revision of the Agency's Rules of Procedure, the Administrative and Fiscal Procedures Manual, and enforcement procedures.

NOTICE IS FURTHER GIVEN that on Wednesday and Thursday, May 27 and 28, 1987, at 8:30 a.m. in the same location, the Legal Committee will meet in open and closed sessions to confer with counsel on the following: 1) State of California/ League to Save Lake Tahoe v. TRPA, including recommendation on resolution of the case; 2) Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern District of California and District of Nevada); and 3) Walshaw v. TRPA (King Arthur's Palace)

NOTICE IS FURTHER GIVEN that at 8:30 a.m. on Thursday, May 28, 1987, in the same location, the Retirement Committee will discuss revision of the retirement package pursuant to new federal law and return of employee contributions for terminated employees.

Date: May 20, 1987

By:

W.A. Morgan  
William A. Morgan  
Executive Director

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  
Zephyr Cove, Round Hill, Nevada

May 27, 1987 9:30 a.m.  
May 28, 1987 9:30 a.m.

---

OFFICIAL AGENDA

- I PLEDGE OF ALLEGIANCE
- II ROLL CALL AND DETERMINATION OF QUORUM
- III APPROVAL OF MINUTES
- IV APPROVAL OF AGENDA
- V CONSENT CALENDAR (see next to last page)
- VI PUBLIC HEARING
  - A. To Consider an Ordinance Setting Forth the Effective Date of the Regional Plan
  - B. To Consider an Ordinance Adopting Amendments to the Plan Area Statements (Second Trailer)
- VII ORDINANCES
  - A. Second Reading of Ordinance Adopting the Code of Ordinances and Chapters 3, 13, 16, 20, 23, 25, 36 and 62
  - B. Second Reading of Ordinance Adopting the Code of Ordinances and Chapters 1, 8, 9, 24, 27, 29, 38, 61, 65, 71, 72, 73, 74, 75, 77, 78, 79, and 81
  - C. Waiver of Four Week Interval Between First and Second Reading (Section 4.3 of Rules of Procedure) and Second Reading of Ordinance Adopting the Code of Ordinances and Chapters 2, 4, 5, 6, 12, 14, 18, 21, 22, 32, 33, 34, 35, 37, 50, 51, 52, 53, 54, 55, 56, 64, 82, 91 and 93
  - D. First Reading of an Ordinance Adopting Amendments to the Plan Area Statements (Second Trailer Amendment)
  - E. First Reading of Ordinance Setting Forth the Effective Date of the Regional Plan and Possible Waiver of Second Reading (Section 4.3 of Rules of Procedure)
  - F. Second Reading of Ordinance Amending the Regional Plan for Ski Incline Master Plan

VIII PLANNING MATTERS

- A. Certification of the Environmental Impact Statement,  
North Shore Transit Maintenance Facility
- B. Discussion and Decision on Distribution of Commercial Allocations

IX LITIGATION

- A. Legal Committee Report and Board Action, If Necessary,  
on the Following:
  - 1. State of California/League to Save Lake Tahoe v. TRPA, Including  
Action on Resolution of the Case
  - 2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern  
District of California and District of Nevada)
  - 3. Walshaw v. TRPA (King Arthur's Palace)
- B. Closed Session to Confer on the Following:
  - 1. State of California/League to Save Lake Tahoe v. TRPA
  - 2. Tahoe Sierra Preservation Council v. TRPA, et al. (Eastern  
District of California and District of Nevada)
  - 3. Walshaw v. TRPA (King Arthur's Palace)

X APPEAL

- A. Thomas Cook, Appeal of Staff Approval of Modification to Single Family  
Dwelling in the Shorezone, Glenbrook, Douglas County APN 1-040-06

XI ADMINISTRATIVE MATTERS

- A. Appointment of Lay Members to the Advisory Planning Commission
- B. Assignment of Board Member to the Rules Committee  
in Compliance With Rules of Procedure

XII REPORTS

- A. Finance Committee Report and Board Action on Recommendations
  - 1. Status of Budget Adjustment Request for FY 1986-87
  - 2. Status of Budget Requests for FY 1987-89
  - 3. Receipt of the April Financial Statement
  - 4. Acceptance of TRPA/Transportation Development Act Performance  
Audit

5. El Dorado County Access to Transportation Development Act Funds  
(Thursday, May 28, 1987 - 10:00 a.m.)
  6. Approval of Placer County Request for Local  
Transportation Funds for TART
- B. Rules Committee Report and Board Action on Recommendations
1. Report and Recommendation by Rules Committee on Adoption of  
Articles of the Rules of Procedure Relating to Definitions,  
Adoption of Plans and Ordinances, Project Review, and Appeals
  2. Public Hearing on Articles of the Proposed Rules of Procedure  
Relating to Definitions, Adoption of Plans and Ordinances,  
Project Review, and Appeals
  3. Approval of Resolution Adopting Articles of the Rules of  
Procedure Relating to Definitions, Adoption of Plans and  
Ordinances, Project Review, and Appeals
  4. Discussion and Recommendation on Enforcement Procedures
- C. Retirement Committee Report
1. Return of Employee Contributions for Terminated Employees
- D. Executive Director
1. Status Report on Plans for 1986 and 1987
  2. Status Report on Projects Approved at Staff Level
  3. Status Report on Exemption Requests in Regional Plan Suit
  4. Status Report on Environmental Assessment for American Eagle  
Commercial Air Service Expansion
  5. Other
- E. Agency Counsel
- F. Governing Board Members

XIII PUBLIC INTEREST COMMENTS

XIV ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommended Action</u>
1. City of South Lake Tahoe Request for Local Transportation Funds for STAGE	Approval
2. El Dorado County Request for Local Transportation Funds for Dial-A-Ride	Approval
3. Jehovah's Witnesses, New Church Facility, Placer County APN 93-130-01	Approval With Findings
4. Larry Kates, Addition to and Remodel of Single Family Dwelling in the Shorezone, 1035 Lakeshore Drive, Washoe County APN 130-230-08	Approval With Findings

Successful Land Capability Challenges

Approval With Findings

5. Elvera Moore, Corner of Lake Tahoe Boulevard, Glorene and Tucker, El Dorado Co., APN 23-523-04	6. Shahri Bell/Dan Tonnemacher, 359 First Green, Incline Village, Washoe Co. 131-233-29
7. Charlie Johnson, Yellowjacket Road, Glenbrook, Douglas Co. APN 01-080-01	8. David Duncan, 574 Fallen Leaf Way, Incline Village, Washoe Co. 125-531-17
9. Frank Desimore, 51-5 Silver Street, Placer Co. APN 97-130-03	10. Alan Weiss, 631 Tumbleweed, Incline Village, Washoe Co. APN 125-541-27
11. Irving Hjelstrom, 3255 Edgewater Drive, Dollar Point, Placer Co. APN 93-091-05	

<u>Item</u>	<u>Recommended Action</u>
12. FY 1986-87 TRPA/Caltrans Overall Work Program Amendment to Reprogram Funds to the Lake Tahoe Airport Master Plan	Approval

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

May 19, 1987

To: The TRPA Governing Board

From: The Staff

Subject: City of South Lake Tahoe, Request for  
Local Transportation Funds for STAGE

As the designated Regional Transportation Planning Agency for the California portion of the Lake Tahoe Basin, the TRPA has the responsibility of administering the funds which are provided by the Transportation Development Act (TDA). The TDA provides two sources of funds which are intended to support and develop public transportation services. These funds are the Local Transportation Fund (LTF) and the State Transit Assistance Fund (STA).

The TDA legislation (SB 325) provides a source of financial support for public transportation by allowing the counties to impose a one-quarter percent sales tax. The revenue collected from the tax is returned to the county of origin to be redistributed on a population basis. These funds are deposited in a local transportation fund (LTF). The regional transportation planning agencies administer these funds within their area of responsibility. Claims may be filed for the funds by transit operators for operating costs or capital requirements; by cities or counties for transit services provided under contract; or by cities and counties for streets and roads if no unmet transit needs which are reasonable to meet exist in the claimant's jurisdiction. The priority for use of monies from the LTF is transit.

The staff recommendations for the apportionment of 1987-88 LTF funds are based on these guidelines and the objectives of the Regional Plan Goals and Policies.

### 1987-88 LTF Apportionments

The TRPA has been notified by the El Dorado County Auditor that Local Transportation Funds in the amount of \$521,212 are available for allocation in the El Dorado County portion of South Lake Tahoe for FY 1987-88. These funds include an additional amount not appropriated during FY 1985-86 and FY 1986-87, which has not been allocated previously.

LA:jf  
5/19/87

Consent Calendar Item 1.



South Lake Tahoe Request for  
 LTF Funds for STAGE  
 May 19, 1987  
 Page Two

Three percent of the available LTF funds are allocated for use by the TRPA for transportation planning activities. In addition, the TRPA has also set aside LTF funds to reimburse its costs for administering the TDA program in the Basin. The total administrative costs for the TDA program in the Basin are estimated to be approximately \$20,000. These administrative costs are prorated to both El Dorado County and the County of Place based on Basin population. The amount of LTF funds available for allocation is summarized as follows:

1987-88 Local Transportation Fund (LTF)

Total Estimated LTF	\$521,212
TRPA Planning Funds (3%)	15,636
TRPA Administrative Costs	<u>12,800</u>
LTF Money Available	\$492,776

<u>Jurisdiction</u>	<u>Population</u>	<u>% Population</u>	<u>Apportionment</u>
Eastern slope of El Dorado County			
Unincorporated Area	8,100	27.11	\$ 133,592
City of South Lake Tahoe	21,778	72.89	<u>359,184</u>
Total:			\$ 492,776
<u>LTF Claim, 1987-88</u>			

The City of South Lake Tahoe has filed a claim for Local Transportation Funds in the amount of \$359,184, for the support of the City's Transit System (STAGE). These funds are to be used for the operation of the STAGE system and capital expenditures.

Staff Recommendation

TRPA staff has reviewed the claim filed by the City of South Lake Tahoe and finds that the claim is consistent with the requirements of TDA Rules and Regulations. The services to be provided through the use of these funds are also consistent with the Transportation Element of the Regional Plan. The approval of this claim will meet a portion of the unmet transit needs which have been identified as being reasonable to meet and currently existing within the Lake Tahoe Basin.

5/19/87

Consent Calendar Item 1.

South Lake Tahoe Request for  
LTF Funds for STAGE  
M 19, 1987  
Page Three

TRPA staff recommends approval of the attached resolution allocating FY 1987-88 Local Transportation Funds in the amount of \$359,184 to the City of South Lake Tahoe for support of operations and capital expenditures for the STAGE system.

If you have any questions or comments concerning this agenda item, please contact Leif Anderson at (702) 588-3296.

5/19/87

Consent Calendar Item 1.

TAHOE REGIONAL PLANNING AGENCY  
RESOLUTION NO. 87-

---

WHEREAS, the Tahoe Regional Planning Agency (TRPA) has been designated by the State of California as the Regional Transportation Planning Agency for the California portion of the Lake Tahoe Basin; and

WHEREAS, as the Regional Transportation Planning Agency, the TRPA has been given the responsibility for allocating the Local Transportation Fund (LTF) for the California portion of the Lake Tahoe Basin; and

WHEREAS, the TRPA has received a claim from the City of South Lake Tahoe for \$359,184 from the Local Transportation Fund for the support of the City of South Lake Tahoe's transit system (STAGE); and

WHEREAS, the claim filed by the City of South Lake Tahoe has been reviewed and found to be consistent with the Rules and Regulations of the Transportation Development Act; and

WHEREAS, the provision of public transportation services by STAGE is consistent with the Goals and Policies of the Transportation Element of the Regional Plan for the Lake Tahoe Basin.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Tahoe Regional Planning Agency that \$359,184 from the Local Transportation Fund be released to the City of South Lake Tahoe for the support of the STAGE system.

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at its regular meeting held on the \_\_\_\_ day of May, 1987, by the following vote:

Ayes:

Nays:

Abstain:

Absent:

---

Chester A. Gibbs, Chairman  
Tahoe Regional Planning Agency

# 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

May 19, 1987

To: The TRPA Governing Board

From: The Staff

Subject: El Dorado County Request for Local  
Transportation Funds for Dial-a-Ride

As the designated Regional Transportation Planning Agency for the California portion of the Lake Tahoe Basin, the TRPA has the responsibility of administering the funds which are provided by the Transportation Development Act (TDA). The TDA provides two sources of funds which are intended to support and develop public transportation services. These funds are the Local Transportation Fund (LTF) and the State Transit Assistance Fund (STA).

The TDA legislation (SB 325) provides a source of financial support for public transportation by allowing the counties to impose a one-quarter percent sales tax. The revenue collected from the tax is returned to the county of origin to be redistributed on a population basis. These funds are deposited in a local transportation fund (LTF). The regional transportation planning agencies administer these funds within their area of responsibility. Claims may be filed for the funds by transit operators for operating costs or capital requirements; by cities or counties for transit services provided under contract; or by cities and counties for streets and roads if no unmet transit needs which are reasonable to meet exist in the claimant's jurisdiction. The priority for use of monies from the LTF is transit.

The staff recommendations for the apportionment of 1987-88 LTF funds are based on these guidelines and the objectives of the Regional Plan Goals and Policies.

### 1987-88 LTF Apportionments

The TRPA has been notified by the El Dorado County Auditor that Local Transportation Funds in the amount of \$521,212 are available for allocation in the El Dorado County portion of South Lake Tahoe for FY 1987-88. These funds include an additional amount not appropriated during FY 1985-86 and FY 1986-87, which has not been allocated previously.

LA:jf  
5/19/87

Consent Calendar Item 2.

El Dorado County Request for  
 LTF Funds for Dial-a-Ride  
 May 19, 1987  
 Page Two

Three percent of the available LTF funds are allocated for use by the TRPA for transportation planning activities. In addition, the TRPA has also set aside LTF funds to reimburse its costs for administering the TDA program in the Basin. The total administrative costs for the TDA program in the Basin are estimated to be approximately \$20,000. These administrative costs are prorated to both El Dorado County and the County of Place based on Basin population. The amount of LTF funds available for allocation is summarized as follows:

1987-88 Local Transportation Fund (LTF)

Total Estimated LTF	\$521,212
TRPA Planning Funds (3%)	15,636
TRPA Administrative Costs	<u>12,800</u>
LTF Money Available	\$492,776

<u>Jurisdiction</u>	<u>Population</u>	<u>% Population</u>	<u>Apportionment</u>
Eastern slope of El Dorado County			
Unincorporated Area	8,100	27.11	\$ 133,592
City of South Lake Tahoe	21,778	72.89	<u>359,184</u>
Total:			\$ 492,776

LTF Claim, 1987-88

El Dorado County has filed a claim for Local Transportation Funds in the amount of \$68,859, for the provision of Special Needs Dial-A-Ride service in the El Dorado County portion of the South Lake Tahoe Basin area. These funds are to be used to reimburse the contractor providing the service to eligible low income and handicapped residents of the El Dorado County portion of the South Lake Tahoe Basin area and to reimburse the El Dorado County Community Programs Department for a portion of its expenses in the provision of these services.

Staff Recommendation

TRPA staff has reviewed the claim filed by El Dorado County and finds that the claim is consistent with the requirements of TDA Rules and Regulations. The services to be provided through the use of these funds are also consistent with the Transportation Element of the Regional Plan. The approval of this claim

5/19/87

Consent Calendar Item 2.

El Dorado County Request for  
LTF Funds for Dial-A-Ride  
May 19, 1987  
Page Three

will meet a portion of the unmet transit needs which have been identified as being reasonable to meet and currently existing within the Lake Tahoe Basin.

TRPA staff recommends approval of the attached resolution allocating FY 1987-88 Local Transportation Funds in the amount of \$68,859 to El Dorado County to provide Special Needs Dial-A-Ride services in the El Dorado County portion of the South Lake Tahoe Basin area.

If you have any questions or comments concerning this agenda item, please contact Leif Anderson at (702) 588-3296.

5/19/87

Consent Calendar Item 2.

0000-7

TAHOE REGIONAL PLANNING AGENCY  
RESOLUTION NO. 87-

---

WHEREAS, the Tahoe Regional Planning Agency (TRPA) has been designated by the State of California as the Regional Transportation Planning Agency for the California portion of the Lake Tahoe Basin; and

WHEREAS, as the Regional Transportation Planning Agency, the TRPA has been given the responsibility for allocating the Local Transportation Fund (LTF) for the California portion of the Lake Tahoe Basin; and

WHEREAS, the TRPA has received a claim from El Dorado County for \$68,859 from the Local Transportation Fund to provide Special Needs Dial-A-Ride services in the El Dorado County portion of the South Lake Tahoe Basin area; and

WHEREAS, the claim filed by El Dorado County has been reviewed and found to be consistent with the Rules and Regulations of the Transportation Development Act; and

WHEREAS, the provision of special needs transportation services by El Dorado County is consistent with the Goals and Policies of the Transportation Element of the Regional Plan for the Lake Tahoe Basin.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Tahoe Regional Planning Agency that \$68,859 from the Local Transportation Fund be released to El Dorado County to provide Special Needs Dial-a-Ride services in the El Dorado County portion of the South Lake Tahoe Basin area.

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at its regular meeting held on the \_\_\_\_\_ day of May, 1987, by the following vote:

Ayes:

Nays:

Abstain:

Absent:

\_\_\_\_\_  
Chester A. Gibbs, Chairman  
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Project Name: Jehovah's Witnesses New Church Facility

Application Type: Religious Facility

Applicant: John Fulton; Tahoe City Congregation of Jehovah's Witnesses

Applicant Representative: Gregg Lien; Hoffman, Lien, Faccinto and Spitzer

Location: Corner of Highway 28 and Old Mill Road, Placer County

Assessor's Parcel Number: 93-130-01

Review Per Section:

1. Subparagraph 1, Twenty-first Stipulation Amending Order Granting Preliminary Injunciton Order
2. Section 4.30(2), Ord. 84-1 (Review of Other Pending and New Projects)
3. Section 3.00, Ord. 84-1 (Article V(g) Findings)
4. Section 4.31(1) and (2), Ord. 84-1 (Review Criteria)
5. Section 5.00, Ord. 84-1 (Implementation of Regional Plan)
6. Section 4.12(f)(31), California Side Land Use Ordinance (Religious Facilities)

Site Description: The site is currently undeveloped. The slope of the property is approximately 11.5 percent. Existing vegetation includes Jeffery Pine, White Fir, Manzanita, Mule Ear and other ground cover.

Project Description: The applicant proposes to construct a one-story 3,522 square foot church with 60 parking spaces. The proposed church will be used as a place of worship for approximately 100-150 members living in the North Lake Tahoe area. Approximately 30 trees greater than six inches in diameter will be removed as a part of the project. Cut and fills will be limited to two feet in depth or less.

Environmental Documentation:

Lead Agency: Tahoe Regional Planning Agency

Document: Finding of No Significant Effect (recommended)

RA:sd  
5-15-87

CONSENT CALENDAR ITEM 3



Staff Analysis:

A. Consistency with Plan Area Statement: The project site is located in Plan Area Statement 007 Special Area #1. The Land Use Classification/Management Strategy is Residential - Mitigation. Based upon staff and APC recommendations the Governing Board has previously modified this Plan Area Statement to permit churches as an allowed use in Special Area #1 as an amendment to the 1/7/87 Draft Plan Area Statements. As such, the proposed use is an allowed use in this Plan Area.

1. Planning Statement: "This area should be continued as a medium density residential area with some additional compatible commercial uses."

The proposed church use is not incompatible with this planning statement.

B. Land Capability District/Land Coverage:

Parcel Size: 234,352 square feet (5.38 acres)

Land Capability Districts: JhC/Umd 5: 212,704 square feet  
SEZ 1b: 21,648 square feet

Allowable Land Coverage: 53,176 square feet (25% - capability 5 district)  
216 square feet (1% - capability 1b district)

The following outline summarizes the proposed land coverages of the project:

Proposed Coverage:

Buildings	3,522 square feet (1.5%)
Paving/Walkways	28,290 square feet (12.07%)
Covered Entry	<u>360 square feet (0.15%)</u>
Total	32,172 square feet (13.73%)

Note: All Coverage will be located on capability district 5 lands.

C. Structure Height:

Proposed: 25 feet  
Allowed: 30 feet (California Side Land Use Ordinance)

D. Land Use: Under the California Side Land Use Ordinance the site presently has a land use district classification of High Density Residential (HDR). Religious Facilities are an allowed use in this use district.

- E. Traffic Analysis: TRPA Transportation staff has evaluated the proposed church in regards to generation of daily vehicle trip ends (DVTE). Based upon representations by the applicant that the facility will be used for religious services only and that services will be held once per day, staff has determined that the proposed project will generate approximately 100 DVTE. Although not implemented yet, Chapter 93 of the Draft Code of Ordinances provides that an increase of more than 100, but not more than 200 daily vehicle trips is considered a minor increase. An increase of more than 200 daily vehicle trips would be considered significant.
- F. Environmental Impacts: The applicant has completed an Initial Environmental Checklist in order to assess the environmental impacts of the project. No significant environmental impacts were identified and as such, staff has concluded that the project will not have a significant effect on the environment (see attached checklist).
- G. 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 finding 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.

This project has been reviewed under all applicable existing CTRPA and TRPA ordinances, maps, rules, regulations and policies, including the Goals and Policies of the Regional Plan and it has been determined that the project is consistent with said ordinances, maps, rules, regulations, goals and policies.

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

A complete application and filing fee has been submitted, all required notices have been made and the project is properly before the Governing Board for consideration.