

**TRPA
GOVERNING BOARD
PACKETS**

**MAY
1990**

May 1990
1990

TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on May 23 and 24, 1990, commencing at 9:30 a.m. on the 23 and at 8:30 a.m. on the 24th, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The official agenda is attached hereto and made a part of this notice.

NOTICE IS FURTHER GIVEN that on May 23, 1990, at 8:30 a.m., in the same location, the TRPA Finance Committee will meet to discuss receipt of the April financial statement, errors and omissions insurance policy and cost, a five-year strategy for the Agency, the Caltrans/TRPA FY 1990-91 overall work program, allocation of FY 1990-91 Local Transportation Funds to Placer County, allocation of FY 1990-91 Local Transportation Funds to the City of South Lake Tahoe, and allocation of FY 90-91 Local Transportation Funds to TRPA for administration and planning activities.

NOTICE IS FURTHER GIVEN that on May 23, 1990 at 8:30 a.m. at the same location, the Legal Committee will meet to discuss settlement of Carpenter v. TRPA, Washoe County.

NOTICE IS FURTHER GIVEN that on May 23, 1990, during the lunch recess, the Retirement Committee will meet to act on return of retirement funds to former employees (Kathy Jordan, Carol Simms, Robert Erlich, and Paul Kaleta).

Date: May 15, 1990

By: David S. Ziegler
David S. Ziegler
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 23, 1990 9:30 a.m.
May 24, 1990 8:30 a.m.

All items are action items unless otherwise noted.

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 page 3)
- VI PROJECT REVIEW
 - A. Garwood's Commercial Deck Addition, Placer County APNs 115-050-27, -28, and -29
- VII PUBLIC HEARING AND ADOPTION OF ORDINANCES
 - A. Amendment of Code Chapters 2, 4, and 50 Through 55 to Implement the Recommendations of the Report Entitled, "Littoral Structure and Its Effects on the Fish Community of Lake Tahoe" and Staff Recommendations in Regards to Dredging and Setback Lines (continue to June)
 - B. Amendment of Regional Plan Land Capability Overlay Maps (Glenbrook Historic Hamlet Area) (continue to June)
 - C. Amendment of Code Chapter 20 and Plan Area Statements 085, 089B, 091, 092, and 093 Along the Montreal Road Extension (continue to June)
 - D. Amendment of Plan Area Statement 098, Bijou/Al Tahoe, Special Area #1, to Realign the Boundary Between the South Stateline Hydrologic Area and the Upper Truckee Hydrologic Area (continue to June)
 - E. Unmet Transit Needs Hearing for Placer County and El Dorado County
- VIII APPEAL
 - A. Davis, Appeal of Staff Determination Regarding Permit Expiration and Security Forfeiture, Washoe County APN 130-331-04
 - B. Farren, Appeal of Expiration of Permit Due to Lack of Diligent Pursuit, Placer County APN 90-202-22

- C. Ted Urban, Appeal of Staff Determination on Land Coverage, Douglas County APN 03-080-27 (continue to June)

IX PLANNING MATTERS

- A. TRPA Five-Year Strategy: July 1990 - June 1995
- B. Discussion of North Tahoe Public Utility District Dollar Hill to Regional Park Bicycle Trail Draft EIR/EIS
- C. Resolution Adopting TRPA 1990 Regional Transportation Improvement Program

X COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee
 - 1. Receipt of the March and April Financial Statements
 - 2. Errors and Omissions Insurance Policy
- B. Legal Committee
 - 1. Settlement of Carpenter v. TRPA, Washoe County

XI REPORTS

- A. Executive Director
 - 1. Projects Reviewed at Staff Level and Emergency Permits Issued by Executive Director (No Action)
 - 2. Movement of the IPES Line (No Action)
 - 3. Handling Compliance Matters for Multiple Government Agency Violations
 - 4. Status Report and Board Action, If Necessary, on Code Interpretations Made by Executive Director
 - 5. Fire Protection and Beetle Infestation
 - 6. Other (No Action)
- B. Agency Counsel (No Action)

C. Governing Board Members (No Action)

XII RESOLUTION

A. Amending Filing Fee Schedule

XIII PUBLIC INTEREST COMMENTS (No Action)

XIV ADJOURNMENT

CONSENT CALENDAR

<u>Items</u>	<u>Recommended Action</u>
1. Clementine's Restaurant, Change in Operation/Special Use Determination, Placer County APN 84-110-04	Approval With Findings And Conditions
2. South Tahoe Public Utility District, Fallen Leaf Lake Sewer System Improvements TRPA File #520-311-90	Approval With Findings And Conditions
3. Incline Court House, Interior Remodel, Commercial Special Use Determination, Washoe County APN 124-071-46	Approval With Findings And Conditions
4. M & M Auto Sales, Commercial Special Use Determination, El Dorado County APN 34-341-07	Approval With Findings And Conditions
5. Tahoe City Public Utility District, Standby Generator Building, Special Use Determination, Placer County APN 98-210-14	Approval With Findings And Conditions
6. Tahoe City Public Utility District, Standby Generator Building, Special Use Determination, Placer County APN 94-540-19	Approval With Findings And Conditions
7. Caltrans/TRPA FY 1990-91 Overall Work Program	Adoption of Resolution
8. Allocation of FY 1990-91 Local Transportation Funds to Placer County	Adoption of Resolution
9. Allocation of FY 1990-91 Local Transportation Funds to the City of South Lake Tahoe	Adoption of Resolution
10. Allocation of FY 1990-91 Local Transportation Funds to TRPA for Administration and Planning Activities	Adoption of Resolution

Consent Calendar (continued)

Completed Land Capability Challenges:

Approval

11. Bourne, Elks Point Road and U.S. Highway 50, Douglas County APN 005-230-11
12. Terry, 771 Tehama Drive, El Dorado County APN 033-422-02

These consent calendar items are expected to be routine and noncontroversial. They will be acted upon by the Governing Board at one time without discussion. The special use determinations will be removed from the consent calendar at the request of any member of the public and taken up separately. If any Governing Board member or noticed affected property owner requests that any item be removed from the consent calendar, it will be taken up separately under the appropriate agenda category.

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.

- Article III(g) Public Law 96-551

This agenda has been posted at the TRPA office and at the following post offices: Zephyr Cove and Stateline, Nevada, and Tahoe Valley and Al Tahoe, California.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Clementine's Restaurant/Special Use Determination

Application Type: New Commercial

Applicant: Mr. Greg Lieb

Applicant's Representative: Mr. Greg Lien

Agency Planner: Jim Hamilton, Associate Planner

Location: 2255 West Lake Blvd., Placer County

Assessor's Parcel Number/ Project Number: 84-110-04

Project Description: The applicant proposes to open Clementine's Restaurant as a permanent use. The restaurant presently has a temporary use permit issued by the TRPA in December 1989. If the use is to continue beyond June 20, 1990, the applicant must receive approval for a permanent special use permit. To meet that requirement the applicants have submitted this project for Governing Board review and approval.

The project as proposed involves opening the restaurant without any changes to the existing structure or accessory facilities.

Site Description: The project site consists of a freestanding building located at 2255 West Lake Blvd., in Tahoe Park. The restaurant building is within an area of other commercial uses which includes nine commercial office suites and a garage/shop on a 1.3 acre site. The complex has common paved parking that serves both the restaurant and offices. The restaurant building itself contains approximately 4000 square feet of commercial floor area.

Issues: The proposed project involves commencement of a permanent special use and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issues are:

1. Special Use (new use):

The project involves the commencement of a new special use - eating and drinking place - within Plan Area 170, Tahoe Park/Pineland. To approve the project the Governing Board must make findings 4, 5, and 6, of Section D, below.

2. Special policy #2 of the PAS states: "Additional commercial uses in this plan area shall be limited to parcels containing such uses. No additional commercial floor area shall be approved in this plan area.":

The proposed use will occupy an existing commercial building in an area of commercial uses.

3. Air Quality Mitigation Requirements :

Chapter 93 of the TRPA Code of Ordinances, Traffic and Air Quality Mitigation Program, recognizes existing daily vehicle trip ends (DVTE) generated by the most recent permanent use which existed for more than 90 consecutive days within the 24 months preceding submission of a complete application to TRPA.

Although Clementine's Restaurant originally closed in September 1987, an application to reopen the restaurant was submitted to TRPA in January 1989. As a result of the time required to resolve the issues associated with that application, the restaurant use was prevented from recommencing. Based on the above facts, staff has determined that the DVTEs associated with the previous use can be credited to the proposed project. Therefore, no additional air quality mitigation will be required.

4. Parking :

The applicants will be required as a condition of project approval to provide information which shows that the existing parking on the site meets the minimum parking standards of Placer County as required by the Project Review Interim Rules Section 4.20 - Parking Standards.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be made available at the Governing Board hearing and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 170, Tahoe Park/ Pineland. The Land Use Classification is Residential and the Management Strategy is Mitigation. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. The proposed activity is listed as a special use.
- C. Land Coverage:
1. Land Capability District:

1a

The land capability district(s) of the project area are class 5 and 1b. The total project area is approximately 58,747 square feet.

2. Existing Coverage:

Hard Coverage:	24,330	square feet
Soft Coverage:	1,400	square feet
Total:	<hr/> 25,730	square feet

3. Proposed Coverage:

Hard Coverage:	24,330	square feet
Soft Coverage:	1,400	square feet
Total:	<hr/> 25,730	square feet

4. Allowed Coverage:

Class 1b Area:	399	square feet
Class 5 Area:	4,712	square feet
Total:	<hr/> 5,111	square feet

NOTE: This information was taken from mapped land capability information and is subject to field verification, and has been provided for information purposes only. There is no portion of the project which would trigger either water quality mitigation or excess coverage mitigation requirements.

D. Required Findings: The following is a list of the required findings as set forth in Chapters 6 and 18 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the finding can be made.

1. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, and other TRPA plans and programs.

a. Land Use: As indicated in the plan area statement, the proposed project is a special use. Provided that the Governing Board makes findings 4, 5, and 6 of this section, the project is consistent with the Land Use Element of the Regional Plan.

b. Transportation: The project, as conditioned, will provide mitigation of all traffic and air quality impacts in compliance with the requirements of Chapter 93 of the TRPA Code of Ordinances. There is no aspect of the project which would adversely affect implementation of the Transportation Element of the Regional Plan.

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- c. Conservation: There is no aspect of the project which would adversely affect implementation of the Conservation Element of the Regional Plan.
 - d. Recreation: There is no aspect of the project that would adversely affect the implementation of the Recreation Element of the Regional Plan.
 - e. Public Service and Facilities: There is no aspect of the project which would adversely affect implementation of the Public Services and Facilities Element of the Regional Plan.
 - f. Implementation: This project does not require any development allocations, and there is no aspect of the project which would adversely affect the Implementation Element of the Regional Plan.
2. The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding is provided on the checklist entitled "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Governing Board hearing and at TRPA.

3. Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph 2, above.)

4. The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The restaurant will occupy an existing commercial structure within a commercial development on a single parcel. The proposed use will be the same as the use which last occupied the structure in September of 1987.

5. The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant's property and that of surrounding property owners.

There is no evidence that the proposed use will be injurious or disturbing to the health, safety, enjoyment of property, or the general welfare of persons or property in the neighborhood or region.

3

6. The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The project, as proposed, is consistent with the special polices of the plan area statement, does not require any allocation of commercial floor area, and will occupy a space in an existing commercial development. As such, the commercial character of the neighborhood will not be altered. Previous Governing Board action to amend the Plan Area Statement (PAS) has indicated that the proposed use as a "eating and drinking place" will not alter the purpose of the PAS.

- E. Required Actions and Findings: Agency staff recommends that the Governing Board approve the project by making the following motions and findings based on this staff summary and the evidence contained in the record:

I. A motion based on this staff summary, for the findings contained in Section D above, and a finding of no significant environmental effect.

II. A motion to approve the project, based on the staff summary, subject to the following conditions:

A. Prior to commencement of the use, the following special conditions of approval must be satisfied:

1. The applicant shall provide evidence that existing onsite parking for the proposed use meets the requirements of the TRPA Interim Rules, Section 4.20 - Parking Standards.
2. All compacted dirt parking on the site shall be paved, striped, and required infiltration facilities installed consistent with the TRPA Handbook of Best Management Practices.
3. Pursuant to Section 8.8 of the TRPA Code of Ordinances, the applicant shall submit plans and a security in the amount of \$500.00 for the required erosion control work and parking lot striping. Please see Attachment J, Security Procedures.
4. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
5. By acceptance of this permit, the applicant acknowledges that the TRPA has amended its sign ordinance and that the amended sign ordinance includes new standards for signs which will require removal, modification, or amortization of non-conforming signs.

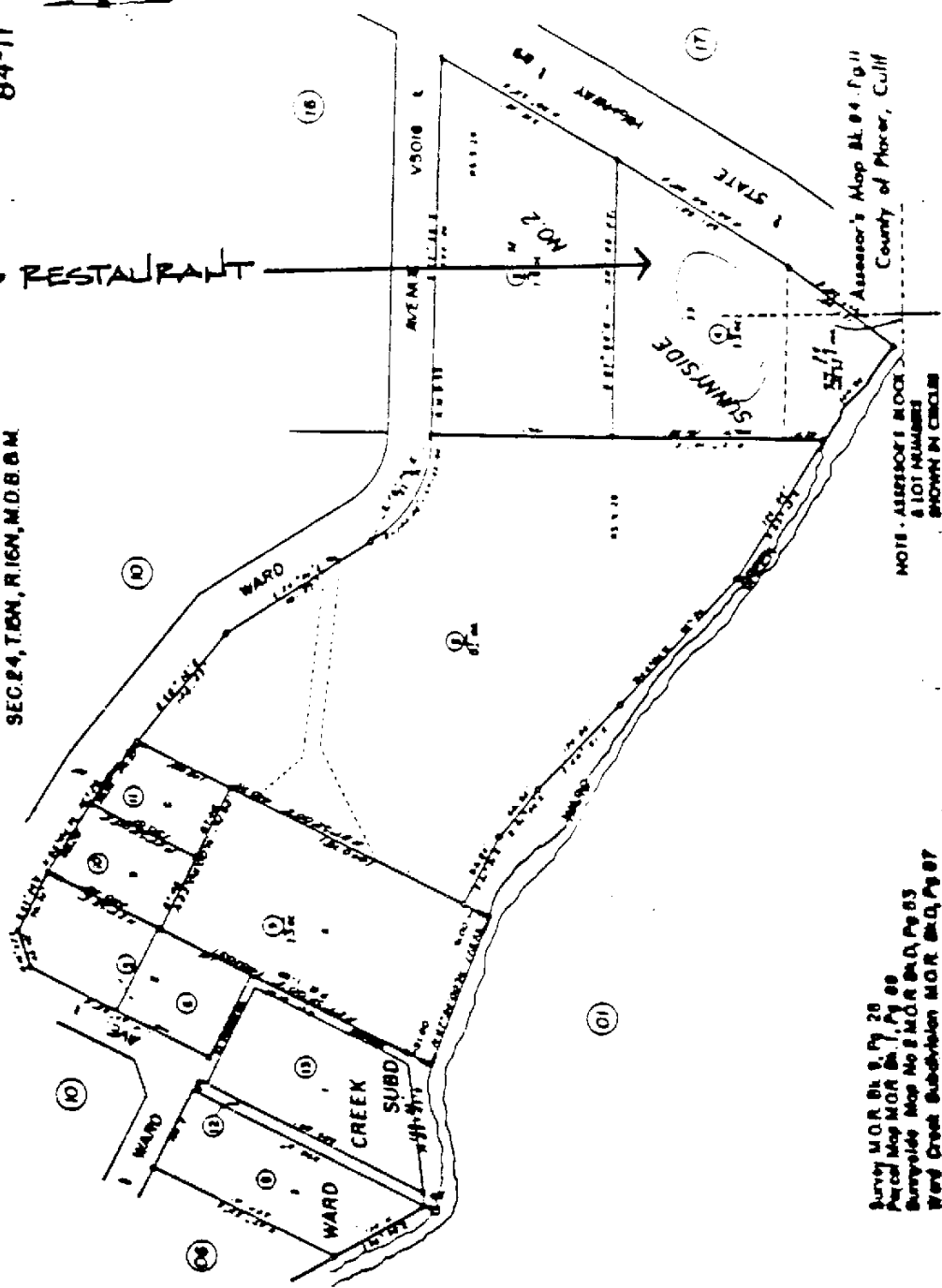
4

6. Any new signage, or modifications/relocation of existing signs shall require prior TRPA approval.

84-11

CLEMENTINE'S RESTAURANT

POR. 3 1/4 SW 1/4 NE 1/4
SEC. 24, T. 10N, R. 10E, M.D.B.M.



Survey MOR Bl. 9, Pg. 20
 Parcel Map MOR Bl. 7, Pg. 80
 Survey Map No. 8 MOR Bl. 10, Pg. 85
 Ward Creek Subdivision MOR Bl. 10, Pg. 87

Assessor's Map Bl. 89, Pg. 11
 County of Mercer, Clift

NOTE - ASSESSOR'S BLOCK
 & LOT NUMBERS
 SHOWN IN CIRCLES

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Fallen Leaf Lake Sewer Collection System Improvements

Application Type: Public Service

Applicant: South Tahoe Public Utility District

Applicant's Representative: Gary Schnakenberg

Agency Planner: Rick Angelocci

Location: South shore of Fallen Leaf Lake

Assessor's Parcel Number/ Project Number: 520-311-90

Project Description: The project consists of construction of improvements to the existing sewer collection system at Fallen Leaf Lake. The existing system has had numerous breakdowns and failures which have resulted in uncontrolled surface discharge of sewage. The proposed improvements have been mandated by the State Water Resources Control Board, Lahontan Region. The project involves improvements to the existing vacuum stations and export line on the south side of Fallen Leaf Lake which will convert the existing system to a low pressure force system.

Proposed construction includes installation of a new emergency power generator; addition of pumps at three existing underground vacuum station vaults; removal of two vacuum stations; addition of an emergency storage tank at an existing vacuum station; addition of air release valves to the existing vacuum main which will be converted to a pressure force main; and upgrading of the control instrumentation and telemetry systems. Attachment A shows the location of the proposed improvements.

A total of 135 square feet of additional land coverage will be created as a result of the project (emergency generator building).

Issues: The proposed project involves the modification of a special use (Local Public Health and Safety Facility) and, therefore, requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) and an Environmental Assessment (EA) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed Environmental Assessment has been included with the Governing Board packet. A copy of the completed IEC is included in the Environmental Assessment.

RA/smc
5/15/90

CONSENT CALENDAR ITEM 2

B. Plan Area Statement: The project is located within Plan Areas 144A (Fallen Leaf Forest Service Tracts) and 145 (South Fallen Leaf Lake). The Land Use Classification for Plan Area 144A is Recreation and the Management Strategy is Mitigation. The Land Use Classification for Plan Area 145 is Residential and the Management Strategy is Mitigation. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. The proposed activity is listed as a special use. In order for the proposed project to be approved, Findings 4, 5 and 6 of Section E of this staff summary must be made.

C. Land Coverage:

1. Land Capability District:

The land capability districts of the project area are class 1a, 1b and 1c (see Attachment B).

2. Proposed Coverage:

The project will result in an additional 135 square feet of land coverage for the construction of the emergency generator building. The applicant shall be required to offset the impacts of additional coverage in class 1 lands by restoring class 1 lands in the amount of 1.5 times the amount covered. In order to allow for land coverage to be created in land capability district 1 lands, the Governing Board must make findings 7, 8 and 9 of Section E of this staff summary.

3. Coverage Mitigation:

As stated above, the applicant shall be required to restore 1.5 times the amount of land covered or disturbed by the project. Restoration will be limited to class 1, 2 or 3 lands.

D. Building Height: The proposed generator building will be constructed to a height well below the maximum height allowed under Chapter 22 of the Code.

E. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18 and 20 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the finding can be made.

1. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, and other TRPA plans and programs.

(a) Land Use: Public Health and Safety Facilities are listed as special uses in the applicable plan area statements. In order to allow the proposed modifications to the existing sewer collection system, the Governing Board must make findings G, H and I of this Section.

- (b) Transportation: The project will not result in any permanent increase in vehicle trip generation to the project area. The proposed construction will result in temporary closures of Fallen Leaf Lake road up to an estimated 60 cumulative hours in the vicinity of Stanford Camp and Stanford Hill. The applicant will post road closure notices in advance of the closures in compliance with local and state laws. Contingency plans for emergency access will be in place during the temporary road closures.
 - (c) Conservation: Construction will be accomplished in strict adherence to Best Management Practices. There is no aspect of the project which will adversely affect implementation of the Conservation Element of the Regional Plan.
 - (d) Recreation: The temporary road closures will result in a temporary impact on the accessibility of the southern portion of Fallen Leaf Lake for recreational purposes. This impact is temporary and will not adversely affect implementation of the Recreation Element of the Regional Plan.
 - (e) Public Service and Facilities: The project is consistent with Goal 1, Policy 1, of the Public Services and Facilities Element of the Regional Plan in that the project involves the upgrading of an existing public service facility.
 - (f) Implementation: The project does not require any additional development allocations and does not affect the Implementation Element of the Regional Plan.
2. The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding is provided on the checklist entitled "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Governing Board hearing and at TRPA.

3. Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph 2, above.)

4. The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The project involves the upgrading of an existing sewer collection system and will not result in a new use being created.

5. The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant's property and that of surrounding property owners.

The project will result in a more reliable sewer collection system protecting against impacts to water quality due to sewage spills. The proposed emergency generator will be fully enclosed and will not result in noise in excess of the CNEL permitted for the area.

6. The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The repair and upgrading of the existing sewer collection system will not result in a change of the character of the area nor detrimentally affect or alter the purpose of the applicable plan area statements.

7. The project is necessary for public health, safety or environmental protection.

As stated previously, the existing system has had numerous failures resulting in surface discharge of sewage. The project will improve the reliability of the system and reduce the risk of failure.

8. There is no reasonable alternative, including relocation, which avoids or reduces the extent of encroachment in Land Capability District 1 lands.

The proposed land coverage (135 square feet) is the minimum necessary to provide an emergency generator for the sewage pumps. There are no reasonable alternative sites which would reduce the extent of land coverage.

9. The impacts of the coverage and disturbance are fully mitigated in the manner prescribed by Subsection 20.4.A of the Code.

The applicant will be required to restore 1.5 times the amount of land covered or disturbed by the project. Restoration will be in compliance with the requirements of Subsection 20.4.A of the Code.

- F. Required Actions and Findings: Agency staff recommends that the Governing Board approve the project by making the following motions and findings based on this staff summary and the evidence contained in the record:
- I. A motion based on this staff summary, for the findings contained in Section E above, and a finding of no significant environmental effect.
 - II. A motion to approve the project, based on the staff summary, subject to the following conditions:

- (1) The Standard Conditions of Approval listed in Attachment Q, with the following modifications:
 - (a) Delete sections IV. 4 (water heaters), 5 (space heaters) and 6 (wood heaters).
- (2) Prior to commencement of construction the following special conditions of approval must be satisfied:
 - (a) The site plan shall be revised to include:
 - (i) The following revised land coverage calculations:
 - (aa) Project area.
 - (bb) Allowable land coverage for each land capability district, including the backshore.
 - (cc) Existing land coverage for each land capability district including the backshore area.
 - (dd) Proposed land coverage for each land capability district including the backshore area.
 - (ii) All property lines.
 - (iii) Site plan scale and north arrow.
 - (iv) Land capability district and backshore boundaries.
 - (v) A note indicating: "All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch may enhance vegetative establishment."
 - (vi) Temporary erosion control structures located downslope of the proposed construction area.
 - (vii) Vegetation protective fencing around the entire construction site.
 - (viii) Location of all recorded easements.
 - (ix) Elevations of the emergency generator building.
 - (b) The final construction drawings shall have notes indicating conformance to the following design standards for color and roofs:
 - (1) Color: The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and