

**TRPA
GOVERNING BOARD
PACKETS**

**SEPTEMBER
1990**

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TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on September 26, 27, 1990, commencing at 9:30 a.m. on the 26th and at 8:30 a.m. on the 27th, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The meeting will take place at the TRPA office, 195 U.S. Highway 50, Zephyr Cove, Nevada. The official agenda is attached hereto and made a part of this notice.

NOTICE IS FURTHER GIVEN that on September 26 1990, at 8:30 a.m., in the same location, the Finance Committee will meet to discuss receipt of the August financial statement, errors and omissions insurance coverage and cost, and allocation of Local Transportation Funds to El Dorado County.

NOTICE IS FURTHER GIVEN that on September 26, 1990 at 8:30 a.m. in the same location the Legal Committee will meet on settlement of TRPA v. Sahadi (Fleur du Lac) and settlement of TRPA v. Williamson.

NOTICE IS FURTHER GIVEN that on September 26, 1990 during the lunch recess in the same location the Rules Committee will meet to discuss Article VII (Advisory Planning Commission) and Article VIII (Conflict of Interest) of the Rules of Procedure.

NOTICE IS FURTHER GIVEN that on September 26, 1990 during the lunch recess in the same location the Capital Financing Committee will meet to discuss committee membership, financing of the 208 water quality program, and other matters properly related thereto.

Date: September 18, 1990

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.

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
GOVERNING BODY

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

September 26, 1990 9:30 a.m.
September 27, 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. Incline Village Community Center, Washoe County APNs 127-040-07, 127-030-02, 127-030-15/16 and 131-024-01 (This item will be acted on after action on agenda item VII A.)
- VII PUBLIC HEARING AND ADOPTION OF ORDINANCES AND RESOLUTIONS
 - A. Certification of the EIS for the Incline Village Community Center
 - B. Resolution on Unmet Transit Needs for El Dorado County
 - C. Resolution to Allocate Local Transportation Funds to El Dorado County
 - D. Amendment of Chapter 64 to Permit Excavations for Marinas
 - E. Approval of Preliminary Community Plans for Washoe County
 - F. Approval of Preliminary Community Plans for North Tahoe
- VIII APPEAL
 - A. Bank of Stockton, Appeal of Staff Determination on Expiration of Use, Douglas County APN 11-070-16
 - B. Jenke, Appeal of Staff Denial for a Single Family Dwelling Garage Addition, Washoe County APN 131-212-04 (to be continued to October meeting)

IX PLANNING MATTERS

- A. Fire Prevention and Timber Management on Private Lands and Status Report on Best Management Practices for the Forest Service's Watson Creek and Brockway Timber Sales
- B. Report on September 19 Transportation Seminar

X ADMINISTRATIVE MATTERS

- A. Authorization to Change the November Governing Board Meeting Date from the Third to the Fourth Wednesday
- B. Committee Appointments

XI COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee
 - 1. Receipt of the August Financial Statements
 - 2. Errors and Omissions Insurance and Cost
- B. Legal Committee
 - 1. Settlement of TRPA v. Sahadi (Fleur du Lac)
 - 2. Settlement of TRPA v. Williamson
- C. Rules Committee on the Rules of Procedure
 - 1. Article VII (Advisory Planning Commission)
 - 2. Article VIII (Conflict of Interest)
- D. Capital Financing Committee
 - 1. Committee Membership
 - 2. Financing for the 208 Water Quality Program
 - 3. Other

XII REPORTS

- A. Executive Director
 - 1. Status Report on Processed Projects
 - 2. Movement of the IPES Line (No Action)

3. Status Report and Board Action, If Necessary, on Code Interpretations Made by Executive Director
 4. Establishment of Community Planning Team Task Force
 5. Other (No Action)
- B. Agency Counsel (No Action)
- C. Governing Board Members (No Action)

XIII PUBLIC INTEREST COMMENTS (No Action)

XIV ADJOURNMENT

CONSENT CALENDAR

<u>Items</u>	<u>Recommended Action</u>
1. South Tahoe Public Utility District, Sunset Water Well, Special Determination, TRPA File #520-329-90	Approval With Findings And Conditions
2. Chaiken, New Residential Pier, Douglas County APN 05-220-13	Approval With Findings And Conditions
3. Urban/Ford, Residential Pier Relocation and Multiple-Use Recognition, Douglas County APNs 03-080-02 and -03	Approval With Findings And Conditions
4. Villicana, New Residential Pier, El Dorado County APN 16-101-84	Approval With Findings And Conditions
5. California Tahoe Conservancy, Lake Tahoe Fish Habitat Enhancement Project, Phase 2, Special Use Determination, El Dorado County, TRPA File #520-111-90	Approval With Findings And Conditions
6. Placer County Deputy County Counsel, Shorezone Fence Construction, Special Determination TRPA File #530-101-90	Approval With Findings And Conditions
7. Factory Stores Commercial Addition, Commercial Floor Area Transfer, APN 23-231-25, City of South Lake Tahoe	Approval With Findings
8. Wells Fargo Bank/Briggs Trust, Completed Land Capability Challenge, 2499 West Lake Boulevard, Placer County APNs 084-010-07, 084-121-01, 084-191-01 (to be continued to October meeting)	Approval

Consent Calendar (continued)

<u>Items</u>	<u>Recommended Action</u>
9. Release of Water Quality Mitigation Funds (\$22,500) to Placer County for the Purchase of Specialized Equipment to Maintain Erosion Control Projects	Approval
10. Release of Water Quality Mitigation Funds (\$16,055) to the City of South Lake Tahoe for Use on the Airport Erosion Control Project	Approval

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 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.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Incline Village Community Center

Application Type: Recreation/Public Service

Applicant: Incline Village General Improvement District (IVGID)

Agency Planner: Jerry Wells

Applicant Representative: Doug Doolittle, IVGID

Location: 964 Incline Way, Incline Village, NV

Assessor's Parcel Number/Project Number: 127-040-07, 127-030-02, 127-030-15, 127-030-16 and 131-024-01, Washoe County

Project Description: The proposed project involves the construction of a Community Center building consisting of a 34,619 square foot recreation facility and a 13,450 square foot conference facility. Recreation facilities include a gymnasium, fitness/weight room, gymnastics room, dance studio, an 8-lane, 25 yard swimming pool, therapy pool, jacuzzi, game room, dressing rooms, child care room, food service area, lounge, lobby, and offices. The convention facilities include a ballroom (406 person maximum occupancy), small conference room, offices, and kitchen facilities. In addition, the project includes a 291 space parking lot, 1,080 lineal feet of pedestrian/bicycle paths, and installation of all required water quality improvements (BMPs).

Site Description: The project area is approximately 64.2 acres in size consisting of four (4) parcels located south of State Highway 28 and a portion of one (1) parcel located north of State Highway 28. Incline Way borders the project area on the south and Southwood Blvd. borders the project area on the west. Existing development within the project area consists of the Incline Middle School, the IVGID ballfields, the IVGID tennis complex, and a 38 space parking lot. Incline Creek and Third Creek border the proposed development site on the east and west, respectively, and the Tahoe Racquet Club condominiums are located immediately to the north. The site is well vegetated with riparian and coniferous vegetation.

Issues: The proposed project requires the preparation of an EIS and includes uses which are listed as "special uses" in the subject Plan Area, and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issues are:

1. Public Service List: The proposed project includes both a recreation facility and a public service facility (conference wing). The recreation portion of the facility is required to be on the TRPA Recreation Facilities List and the conference portion of the

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AGENDA ITEM VI A.

facility is required to be on the TRPA Public Service Facilities List. The recreation facility was added to the Recreation Facilities List some time ago, but the conference facility was a more recent addition to the project and has yet to be added to the Public Service Facilities List. The TRPA Advisory Planning Commission and Governing Board will be considering adding the conference facility to the Public Service Facilities List at their regularly scheduled July hearings. In order for the Governing Board to approve the proposed project, the conference facility must be added to the Public Service Facilities List.

2. Parking: The proposed project provides a total of 291 new parking spaces in addition to the 38 parking spaces associated with the existing tennis court facilities. Based on the Final EIS, the parking demand associated with peak weekend operations of the proposed project exceeds the amount of proposed parking by 32 spaces. The Final EIS provides for three alternatives to mitigate this parking deficiency: 1) add 32 additional parking spaces to the proposed parking lot, 2) reduce the size of the conference facility to be consistent with the number of proposed parking spaces, or 3) provide a local shuttle service designed to offset the 32 space deficiency and provide for regularly scheduled TART service to the Community Center. If the shuttle alternative is utilized to offset the parking deficiency, it is staff's recommendation that IVGID be required to provide a detailed shuttle implementation plan for TRPA review and approval and that the plan be monitored for a minimum of two years to determine the effectiveness of the shuttle program. In the event the shuttle program is determined by TRPA to be ineffective in meeting the required parking requirements, IVGID would be required to provide the additional 32 onsite parking spaces within one year of TRPA's determination. An adequate amount of allowable land coverage (10,000 square feet minimum) within the project area would need to be held in reserve for this additional parking should it be required by TRPA.
3. Stream Environment Zone/100 Year Flood Plain: The proposed project will create approximately 590 square feet of new land coverage in the Stream Environment Zone (SEZ) for a pedestrian path and bridge. In addition, a portion of the required emergency access road associated with the proposed project will be located within the 100-year flood plain. In order for the Governing Board to approve this coverage in the SEZ and 100-year flood plain, findings 8, 9, 10, 11, 12, 17 and 18 of Section D below, must be made.
4. Building Height: Based on a 4% cross-slope retained across the building site, and a 3:12 roof pitch, the maximum allowed height of the proposed Community Center is 28'-6". Subsections 22.4.A(1) and (2) of the TRPA Code, however, allow additional height for Public

Service buildings provided certain findings can be made. In order for the Governing Board to approve the proposed maximum building height of 36'-6", the project must include a reduction in allowable coverage of 123,362 square feet (20% of total allowable coverage), and findings 13, 14, 15 and 16 of Section D below, must be made.

Staff Analysis:

- A. Environmental Documentation: An Environmental Impact Statement (EIS) has been prepared in order to assess the potential environmental impacts of the project. The final EIS is scheduled to be certified by the TRPA Governing Board at the July Board meeting, prior to hearing the subject project. The Final EIS identifies a number of environmental impacts attributable to the proposed project and specifies required mitigations (refer to pages 1-2 to 1-7 of the Final EIS). All required mitigation measures have been incorporated into the conditions of approval for the proposed project. Based on the Final EIS, the proposed project, with mitigation, will not have a significant effect on the environment.

- B. Plan Area Statement: The project is located in Plan Area 048, Incline Village Tourist. The Land Use Classification is Tourist 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 uses, recreation center and publicly owned assembly and entertainment, are listed as special uses in the applicable plan area. In order for the Governing Board to approve the proposed project special use findings 4, 5 and 6 in Section D below, must be made.

- C. Land Coverage:

1. Land Capability District:

The land capability districts of the project area are Class 1b(SEZ), 4 and 6. The total project area is approximately 2,798,768 square feet (64.3 acres).

2. Existing Coverage:

<u>Class 1b</u>	<u>Class 4</u>	<u>Class 6</u>	<u>Total</u>
7,035 s.f.	0 s.f.	264,551 s.f.	271,586 s.f.

3. Proposed Coverage:

<u>Class 1b</u>	<u>Class 4</u>	<u>Class 6</u>	<u>Total</u>
7,625 s.f.	328 s.f.	457,698 s.f.*	465,851 s.f.

4. Allowed Coverage:

<u>Class 1b</u>	<u>Class 4</u>	<u>Class 6</u>	<u>Total</u>
7,633 s.f.	2,914 s.f.	606,264 s.f.	616,811 s.f.
(less 20% reduction for additional height)			<u>123,362 s.f.</u>
			<u>493,449 s.f.</u>

* Includes 988 square feet of offsite coverage associated with the pedestrian paths and emergency access road in the Incline Way right-of-way.

5. Coverage Mitigation: In order to mitigate the water quality impacts associated with the proposed project, the permittee shall be required to pay a water quality mitigation fee of \$56,337 based on the creation of 194,265 square feet of new coverage pursuant to Subsection 82.3 of the TRPA Code.

D. Required Findings: The following is a list of the required findings as set forth in Chapters 5, 6, 18, 20, 22, and 28 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: The proposed project is consistent with the subject Plan Area Statement. The proposed uses (Recreation Center and Publicly Owned Assembly and Entertainment) are considered special uses in the subject Plan Area. The project requires being placed on the Recreation and Public Service Facilities Lists prior to project approval. Based on the Final EIS, the project, as mitigated, will not have any significant adverse environmental impacts on land use, housing, noise, air quality, water quality or community design.

(b) Transportation: The Final EIS states that the project will generate 2,065 additional daily vehicle trip ends (DVTE) and up to 516 additional vehicle miles traveled (VMT). Also, the proposed parking facility is deficient by 32 spaces during peak weekend operations. In order to offset the traffic and air quality impacts associated with the project, the permittee shall be required to pay an air quality mitigation fee of \$20,650 based on the creation of 2,065 DVTEs. In addition, the permittee will be required to mitigate the increase in VMT by providing additional shuttle service for regional/national conference

activities and to expand the current TART route to include the Community Center, as well as providing all other VMT-related mitigation included in the Final EIS. The parking deficiency will be mitigated in accordance with the mitigation measures listed in the Final EIS and the recommended conditions of approval for the project. Based on the EIS, the proposed project, as mitigated, will not have any significant adverse environmental impacts on transportation and is consistent with the Transportation Element of the Regional Plan.

- (c) Conservation: Based on the Final EIS, the proposed project, as mitigated, will not have any significant adverse environmental impacts on vegetation, wildlife, fisheries, soils, shorezone, scenic quality, open space, stream environment zone, cultural or energy resources.
 - (d) Recreation: The proposed project will provide additional indoor (swimming, aerobics, weight lifting, basketball, etc.) and outdoor (jogging, bicycling, etc.) recreational opportunities in the Incline Village area. Based on the Final EIS, the project, as mitigated, will not have any significant adverse environmental impacts on recreation resources and is consistent with the Recreation Element of the Regional Plan.
 - (e) Public Service and Facilities: Based on the Final EIS, the proposed project, as mitigated, will not have any significant adverse environmental impacts on public services and facilities and is consistent with the Public Service Element of the Regional Plan.
 - (f) Implementation: The proposed project has been placed on the Recreation Facilities List and the Public Service Facilities List (pending Governing Board approval), and does not require any development allocations. The project will not have any known adverse impacts on 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 proposed project is located on a large heavily timbered parcel which is surrounded by recreation, public service and tourist uses. The proposed recreational uses will complement the existing recreational uses, i.e., ballfields, tennis courts, golf course and jogging/bicycle paths, and the proposed convention use will utilize existing tourist accommodation facilities in the immediate area. The Community Center has been designed in terms of its nature, scale, density, intensity and type to meet the needs of the Incline Village community.

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 resources of both the applicant's property and that of surrounding property owners.

Based on the Final EIS, the proposed project, as mitigated, 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. All mitigation measures have been included as conditions of project approval to ensure protection of the resources of both the subject property and that of the surrounding property owners.

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 proposed project includes recreation and convention facilities which are consistent with the surrounding uses, i.e., ball fields, tennis courts, golf course, middle school, and tourist accommodation/meeting facilities (Hyatt Hotel). The proposed use is consistent with the subject Plan Area and the Community Center is included in the preliminary working draft of the Incline Village community plan.

7. Changes or alterations have been required in or incorporated into the project which avoid or reduce the significant adverse environmental effects on land use, recreation, economy, population and housing, public services and utilities, soils, geology, hydrology, water quality, transportation/circulation, air quality, noise, wildlife and fisheries, scenic resources, cultural resources, and energy to a less than significant level.

Based on the Final EIS and the information contained in this staff summary, the mitigations included in the project as conditions of approval will avoid or reduce any significant adverse effects on land use, recreation, economy, population and housing, public services and utilities, soils, geology, hydrology, water quality, transportation/circulation, air quality, noise, wildlife and fisheries, scenic resources, cultural resources, and energy to a less than significant level.

8. The project is a necessary part of a public agency's long range plans for public outdoor recreation.

The proposed Community Center is a part of IVGID's long range plans for public recreation and the project is consistent with the Recreation Element of the Regional Plan.

9. The project is consistent with the Recreation Element of the Regional Plan.

The proposed project is included on the TRPA Recreation Facilities List and is consistent with Goal #1, Urban Recreation, of the Recreation Element of the Regional Plan which states "Provide sufficient capacity for local-oriented forms of outdoor and indoor recreation in urban areas".

10. The project, by its very nature must be sited in a stream environment zone, such as bridges, stream crossings, ski run crossings, fishing trails, and boat launching facilities.

The 590 square feet of coverage to be placed in the SEZ is for a pedestrian path and bridge. The primary purpose of the path and bridge is to provide controlled access along and across the existing creek and to connect the Community Center with other existing path systems.

11. There is no feasible alternative which would avoid or reduce the extent of encroachment in the stream environment zone.

The bridge crossing is necessary to prevent uncontrolled pedestrian crossings of the creek. All existing disturbed areas along the creek caused by previous uncontrolled access will be restored as a part of the proposed project.

12. The impacts of the land coverage and disturbance are fully mitigated in the manner set forth in Subparagraph 20.4.A (2)(e).

The proposed coverage will be mitigated in accordance with Subparagraph 20.4.A (2)(e), which includes the application of BMPs and the restoration of all existing disturbed areas in the SEZ.

13. When viewed from major arterials, scenic turnouts, public recreation areas or the waters of Lake Tahoe, but not from a distance of less than 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline.

Based on the Final EIS, the proposed Community Center building will not extend above the forest canopy or ridgeline when viewed from Highway 28, scenic turnouts, recreation areas, or Lake Tahoe.

14. When outside a community plan, the additional height is consistent with the surrounding uses.

The proposed project is within a community plan and the additional height is consistent with the surrounding uses. The Hyatt Hotel (110 feet high) is located to the south, a two-story condominium development (35 feet high) is located to the north, and the Incline Village Middle School (35 feet high) is located to the west of the proposed Community Center (36'-6" proposed height).

15. With respect to that portion of the building which is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.

Based on the Final EIS, the proposed Community Center building is located in an area predominantly surrounded by mixed conifer trees and has been designed to minimize interference with any existing views to the extent practicable.

16. That portion of the building which is permitted the additional height, is adequately screened, as seen from major arterials, the waters of lakes, and other public areas from which the building is frequently viewed.

As discussed above, the proposed Community Center building does not extend above the forest canopy or ridgeline and is located in an area predominantly surrounded by mixed conifer trees.

17. There is no reasonable alternative which avoids or reduces the extent of encroachment in the flood plain.

The proposed access road is required to provide emergency fire access for the Community Center. The 100-year flood plain runs the full length of the southern property line along Incline Way, which serves as the primary access to the subject project. The access road crosses the 100-year flood plain off of Incline Way at its narrowest point (approx. 100 feet) and has been designed to avoid any disruption of storm flows. The Final EIS states that an alternative location for the access road was evaluated, but due to the fact that the access would have to be from Highway 28 and the length of the road would have been increased by 1,500 feet it was not considered to be a reasonable alternative.

18. The impacts on the flood plain are minimized.

As discussed above, the access road has been designed to cross the 100-year flood plain at its narrowest point and to avoid any disruption of storm flows as a result of a 100-year flood.

- 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:
1. The Standard Conditions of Approval listed in Attachment Q.
 2. Prior to commencement of construction the following special conditions of approval must be satisfied:
 - a. The final construction plans shall include, but not be limited to, the following:
 - (1) Existing, proposed and allowed land coverage calculations for each land capability district within the proposed project area including delineation of all existing and proposed coverage.
 - (2) Temporary erosion control devices and measures.
 - (3) Vegetation protective fencing.

- (4) Location of all recorded and proposed easements.
 - (5) Floor plans delineating proposed uses, floor area calculations (sq.ft.), and maximum allowed occupancy figures.
 - (6) Building elevations delineating proposed height and height calculations consistent with Chapter 22 or the TRPA Code.
 - (7) Delineation of all trees and vegetation to be saved and removed.
 - (8) Existing, relocated and new utility lines and facilities including trench details.
 - (9) Revised site plan eliminating the future tennis courts and associated grading.
- b. The permittee shall submit plans, cost estimates, a maintenance program and an installation schedule for the installation of all required water quality improvements (BMPs) in accordance with the TRPA 208 Water Quality Plan for the entire project area. All required permanent BMPs shall be installed upon completion of the project.
 - c. The security required under Standard Condition I.2. of Attachment Q shall be determined upon the permittee's submittal of the required BMP plan and related cost estimate. The additional required security to ensure compliance with conditions 2.r and 3.b., below, shall be determined by TRPA. All securities shall be posted prior to commencement of construction.
 - d. The permittee shall submit a projected construction completion schedule for the project for TRPA review and approval.
 - e. The permittee shall submit a landscape plan and fertilizer management plan in accordance with the standards required in Subsections 30.7 and 81.7 of the TRPA Code for TRPA review and approval. The landscape plan shall include details of the required sound wall (see condition 4.n, below) and a landscape buffer between the project and adjacent developed properties.

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AGENDA ITEM VI A.