

**TRPA  
GOVERNING BOARD  
PACKETS**

**AUGUST  
1991**

TAHOE REGIONAL PLANNING AGENCY  
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on August 28 and 29, 1991, commencing at 9:30 a.m. both days, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The August 28 session will take place at Caesar's Tahoe, Forum II, 55 U.S. Highway 50, Stateline, Nevada; the August 29 session 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 August 28, 1991, at 8:30 a.m., in the Caesar's Tahoe location, the Finance Committee will discuss the following: 1) receipt of the July financial statement and check register; 2) FY 91-92 operating budget; 3) FY 92-93 California budget request; 4) contract for lobbying for Clean Water Act reauthorization; 5) status report on new TRPA office proposals; and 6) fiscal rules regarding \$2,500 purchase limit.

NOTICE IS FURTHER GIVEN that on August 28, 1991, at 8:30 a.m., in the Caesar's Tahoe location, the Legal Committee will meet to discuss attorney fees.

NOTICE IS FURTHER GIVEN that on August 28, 1991, at 4:30 p.m., in the Caesar's Tahoe location, the Retirement Committee will meet to discuss adoption of the retirement plan.

NOTICE IS FURTHER GIVEN that on August 28, 1991, during the lunch recess, the Rules Committee will meet to discuss an amendment to the Rules of Procedure relating to Governing Board votes required for certain matters.

NOTICE IS FURTHER GIVEN that on August 28, 1991, upon adjournment of the Governing Board meeting, Governing Board members and invited guests will meet socially at Tallac Vista, 1775 Sherman Way, South Lake Tahoe. No business matters will be discussed.

NOTICE IS FURTHER GIVEN that on August 29, 1991, at 8:30 a.m., at the TRPA office, 195 U.S. Highway 50, Zephyr Cove, Nevada, the Capital Financing Committee will meet to discuss program of work for FY 91-92 and progress to date.

Date: August 19, 1991

  
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.

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, Al Tahoe, and Tahoe City, California.

TAHOE REGIONAL PLANNING AGENCY  
GOVERNING BODY

Caesar's Tahoe, Forum II  
55 U.S. Highway 50, Stateline, Nevada

August 28, 1991 9:30 a.m.

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

August 29, 1991 9:30 a.m.

All items are action items unless otherwise noted.

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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 PLANNING MATTERS

- A. Discussion on 1991 Threshold Evaluation Pertaining to Scenic Resources, Noise, Economics, and Water Quality - Wednesday, 8/28 9:45 a.m.

95-98

VII PROJECT REVIEW

- A. North Tahoe Public Utility District (NTPUD) Bicycle Trail, Dollar Point to NTPUD Regional Park, Special Use Determination, APN 530-308-91

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VIII PUBLIC HEARING AND ADOPTION OF ORDINANCES/RESOLUTIONS

- A. Amendment of Ski Area Master Plan Guidelines Regarding Cumulative Watershed Effects Analysis Policy and Methodology
- B. Amendment of Chapter 18 Regarding Definition of Day Care/Pre-School Facilities
- C. Amendment of the United States Postal Service Action Plan and Related Amendments to the Regional Plan
- D. Amendment of the Regional Plan Official Maps Relative to a Pierhead Line Adjustment (Map C-10)

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IX MEETING OF THE REGIONAL TRANSPORTATION PLANNING AGENCY

- A. Unmet Transit Needs, El Dorado County
- B. Adoption of Resolution Relative to Unmet Transit Needs for El Dorado County

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X ADMINISTRATIVE MATTERS

- A. Appointment of Nevada Lay Member to the Advisory Planning Commission
- B. Revision of the Washoe County Community Planning Team Membership

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170-171

XI COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee
  - 1. Receipt of the July Financial Statement
  - 2. FY 91-92 Operating Budget
  - 3. FY 92-93 California Budget Request
  - 4. Contract for Lobbying for Clean Water Act Reauthorization
- B. Retirement Committee
- C. Rules Committee
  - 1. Amendment of Rules of Procedures Relating to Class of Vote Required for Certain Matters

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XII REPORTS

- A. Executive Director
  - 1. Status Report on Processed Projects
- B. Agency Counsel
- C. Governing Board Members (No Action)

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XIII RESOLUTIONS

XIV PUBLIC INTEREST COMMENTS (No Action)

XV ADJOURNMENT

CONSENT CALENDAR

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<u>Items</u>	<u>Recommended Action</u>	
1. Fallen Leaf Lake Associates, Subdivision and Special Use Determination, El Dorado County APN 21-410-11	Approval With Findings And Conditions	1-7
2. City of South Lake Tahoe, Al Tahoe/Pioneer Trail Signalization, El Dorado County APN 510-101-90	Approval With Findings And Conditions	8-16
3. U.S. Forest Service, Realignment of Burke Creek, Douglas County APN 580-102-91	Approval With Findings And Conditions	17-28
4. P G & E, In-Stream Monitoring (Echo Lake), El Dorado County APN 520-323-90	Approval With Findings And Conditions	29-39
5. McNary, Pier Extension, 8233 Meeks Bay Avenue, El Dorado County APN 16-051-52	Approval With Findings And Conditions	40-51
6. Tahoe City Public Utility District, Tahoe City Well III, Special Use Determination, Placer County, APN 94-030-04	Approval With Findings And Conditions	52-59
7. Glenbrook Homeowners Association, Lake Intake Replacement, Douglas County APNs 01-070-23, 01-190-09 and -10	Approval With Findings And Conditions	60-74
8. Happy Campers Day Care, Special Use Determination, Douglas County, APN 07-100-09	Approval With Findings And Conditions	75-78
Completed Land Capability Challenges:		
9. Salzberg, Highway 50 - Across From South Lake Tahoe Airport, El Dorado County APN 33-050-01	Approval	79-87
10. Kolpacoff, 288 Cheyenne Way, Douglas County APN 05-322-05	Approval	88-93
11. Hylen, 373 First Green, Washoe County APN 131-232-01	Approval	94

These consent calendar items are expected to be routine and noncontroversial. They will be acted upon by the 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 Board member or noticed affected property owner requests that any item be removed from the calendar, it will be taken up separately under the appropriate agenda category.

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Project Name: Fallen Leaf Lake Associates Subdivision

Application Type: Subdivision

Applicant: Fallen Leaf Lake Associates

Applicant's Representative: Will Harrison

Agency Planner: Rick Angelocci, Chief of Project Review

Location: Fallen Leaf Lake

Assessor's Parcel Number/ Project Number: 21-410-11

Project Description: On January 24, 1985, the Governing Board approved the Fallen Leaf Lodge Rehabilitation project. The approved project included removal of: 23 of 30 existing cabins, a 6 unit motel, 9 tent platforms, 32 campsites, restrooms, cook shacks, and laundry and storage facilities. Thirty new cabins were approved to be constructed and the existing lodge containing four units and seven existing cabins were to be rehabilitated. Although construction has commenced, the project has not yet been completed. The project, upon completion, will result in a total of 41 tourist accommodation units. Several improvements to existing roadways and parking facilities were also part of the project approval. Construction of the project included phasing of the improvements over 7 years, with the first phase including relocation of an existing paved county road away from the shoreline and the restoration of several existing dirt roads and parking areas. The cabins are to be reconstructed during the latter phases of the project. Exhibit A lists the work done on-site during the years 1985 through 1990. The original approval did not provide for individual ownership of the 41 tourist accommodation units.

As provided for under Chapters 41 and 43 of the Code, the applicants have now applied to subdivide the 41 units approved under the original 1985 approval. The proposed subdivision would provide for individual ownership of the 41 units and the creation of a common area.

To maintain the status of each of the units as tourist accommodation units, the applicants have agreed to the following conditions of subdivision approval:

1. After buildout and during the 13 week summer season (91 days) from June 1 to Labor Day each year, the 41 units are to be made available for rent to the public for a total of 1,866 days (unit days). Prior to buildout, the unit days for which the units shall be available for rent is to be computed as follows:

$$\text{Unit days} = \text{number of completed units} \times 91/2 + 1$$

2. The rental program will be handled by the homeowners association in the manner contemplated by the 1985 project approval.

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CONSENT CALENDAR ITEM 1

3. The homeowner's association covenants, conditions and restrictions (CC&Rs) shall require each owner to make his or her unit available for the rental program a sufficient period of time to meet the required total number of unit days specified in item #1, above. Each unit shall participate and be subject to the rental program. Modification of the CC&Rs will require the approval of the TRPA.

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

1. Conversion of Existing Structures:

Chapter 41 of the Code allows for the subdivision of existing structures as defined in Chapter 2 of the Code. Chapter 2 defines existing structures, in part, as legally present or approved on the effective date of the Regional Plan or subsequently legally constructed, commenced or approved pursuant to necessary permits. As the 41 units had a legal, valid permit on the date of the Regional Plan, and said permit is still in full force and effect, they are considered existing structures and are eligible for conversion.

2. Permissible Use:

Chapter 43 of the Code provides that subdivision of existing structures shall be considered an intensification of use. Tourist Accommodation Units are listed as a special use in the Plan Area where the project is located. In order to approve the subdivision, the special use findings required under Chapter 18 of the Code must be made. The special use findings are listed under Section C of this staff summary as findings 4, 5 and 6.

3. Density:

Chapter 43 of the Code provides that subdivision of existing structures which exceed the density standards in Chapter 21 of the Code by more than ten percent shall not be permitted. The project area is 76.87 acres in size and the density is 1.9 acres/unit. The proposed density meets the requirements of Chapter 21 of the Code.

4. Parking:

Chapter 43 of the Code provides that subdivisions of existing structures shall comply with the the parking standards set forth in Chapters 24 and 30 of the Code. The approved project provides for 2.5 parking spaces per unit which meets the requirements of Chapters 24 and 30 of the Code.

5. BMPs:

Chapter 43 of the Code requires the retrofitting of existing structures to water quality standards as a condition of subdivision



approval. The existing approval for the 41 units requires retrofitting of the entire project area to water quality standards.

6. Basic Services:

Chapter 43 of the Code requires that the existing structures comply with the basic service standards in Chapter 27 (sewer, water, electric and paved access). The existing approval provides for compliance with the requirements of Chapter 27.

7. Signage:

Chapter 43 of the Code provides that all signage associate with, or located within the subdivision comply with the standards contained in Chapter 26 of the Code. Staff has included a condition of approval which requires compliance with Chapter 26 of the Code.

8. Design Review Guidelines:

Chapter 43 of the Code requires the existing structures to comply with the standards set forth in Chapter 91 of the Code for combustion appliances, including fireplaces and that the existing structures comply with the lighting, snow storage and landscaping standards contained in Chapter 30 of the Code. Staff has included conditions of approval requiring compliance with these provisions.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the proposed subdivision. No significant environmental impacts were identified and staff has concluded that the proposed subdivision 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 145, South Fallen Leaf Lake. 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. 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: The proposed use is listed as a special use in the Plan Area in which the project is located. In order to approve the project, the Governing Board must make Findings 4, 5 and 6 below.
- (b) Transportation: There is no aspect of the project which will adversely affect implementation of the Transportation Element of the Regional Plan. The proposed subdivision will not increase traffic generated to the site over that contemplated in the original 1985 approval.
- (c) Conservation: Conditions of approval require compliance with Agency standards with respect to water and air quality standards. There is no aspect of the project which will adversely affect implementation of the Conservation Element of the Regional Plan.
- (d) Recreation: There is no aspect of the project which will adversely affect implementation of the Recreation Element of the Regional Plan.
- (e) Public Service and Facilities: Subdivision of the existing structures will not require any additional public services or facilities.
- (f) Implementation: No allocations of development are required in order to approve the subdivision.

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 involves the subdivision of 41 tourist accommodation units to provide for individual ownership. The

subdivision will not alter the nature, scale, density or intensity of the use presently approved for the site under the 1985 approval.

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 original 1985 approval includes provisions to protect the land, water and air resources of both the applicant's property and that of 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 existing and proposed use of the property, tourist accommodation units, will not be altered by the subdivision and does not detrimentally affect or alter the purpose of the subject plan area statement.

- D. 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 C 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:

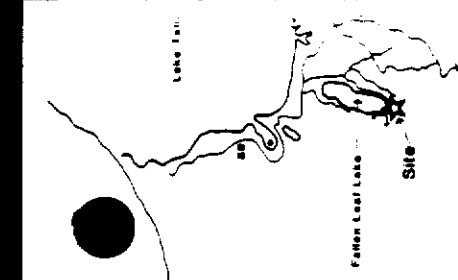
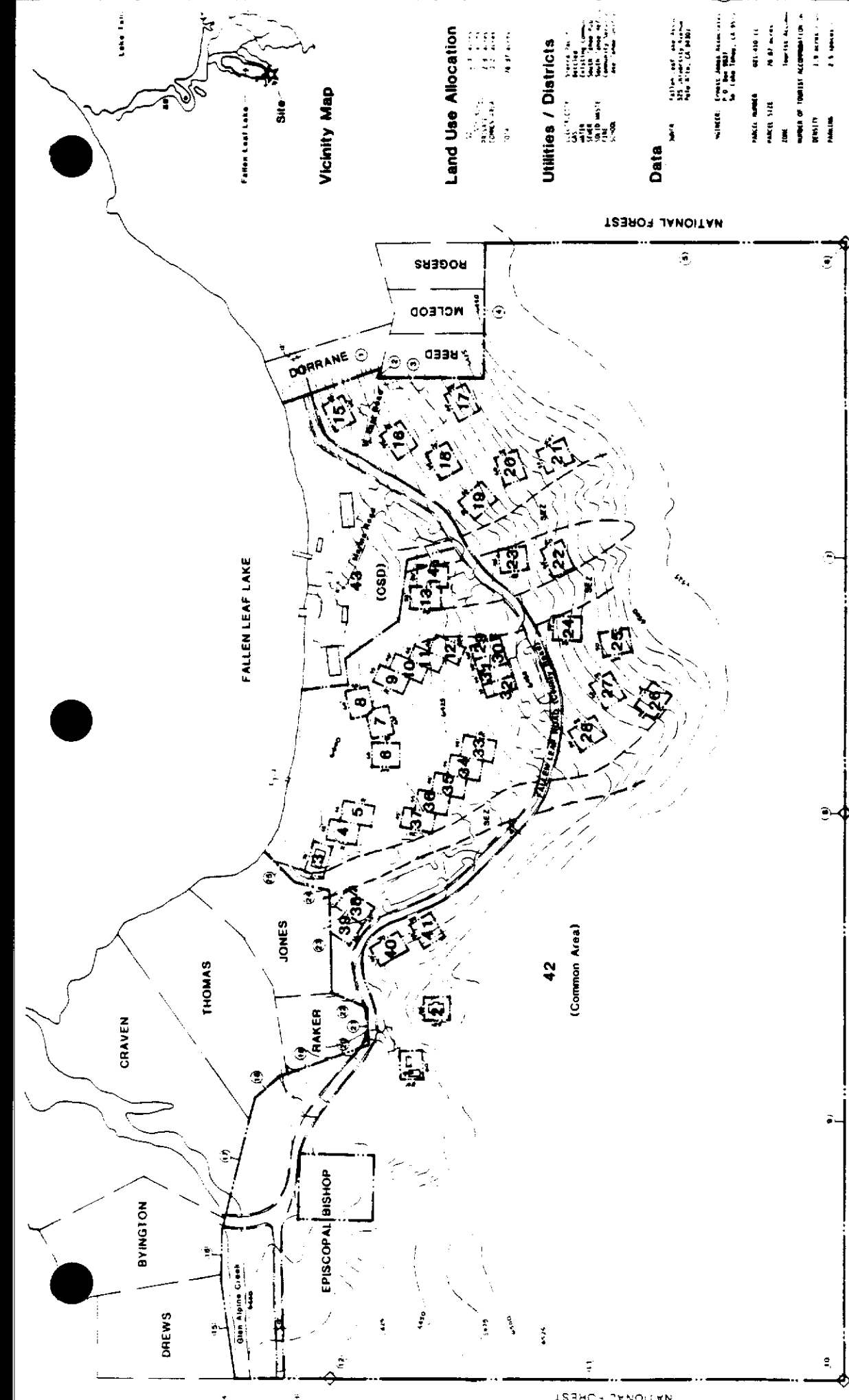
- (1) This approval does not alter or affect the conditions or timeframe requirements as set forth in the January 24, 1985 approval, as may be amended.
- (2) After buildout and during the 13 week summer season (91 days) from June 1 to Labor Day each year, the 41 units are to be made available for rent to the public for a total of 1,866 days (unit days). Prior to buildout, the unit days for which the units shall be available for rent is to be computed as follows:

$$\text{Unit days} = \text{number of completed units} \times 91/2 + 1$$

- (3) The rental program will be handled by the homeowners association in the manner contemplated by the 1985 project approval.
- (4) The homeowner's association covenants, conditions and

restrictions (CC&Rs) shall require each owner to make his or her unit available for the rental program a sufficient period of time to meet the required total number of unit days specified in item #1, above. Each unit shall participate and be subject to the rental program. Modification of the CC&Rs will require the approval of the TRPA. A copy of the CC&Rs shall be submitted to the TRPA prior to recordation of the final map.

- (5) All 41 units to be subdivided shall comply with the standards set forth in Chapter 91 of the Code for combustion appliances, including fireplaces.
- (6) All improvements within the project area shall comply with the lighting , snow storage and landscaping standards contained in Chapter 30 of the Code.
- (7) A final map shall be recorded by the permittee no later than three years from the date of TRPA subdivision approval. Said final plans shall include a signature block for TRPA to document regional approval.
- (8) All pre-existing 1985 permit conditions for the subject property shall be complied with.



### Land Use Allocation

Residential	1.1	1.1
Commercial	1.1	1.1
County	1.1	1.1
State	1.1	1.1
Federal	1.1	1.1
Other	1.1	1.1

### Utilities / Districts

Electricity	1.1	1.1
Water	1.1	1.1
Gas	1.1	1.1
Sanitary	1.1	1.1
Fire	1.1	1.1
Police	1.1	1.1
School	1.1	1.1

### Data

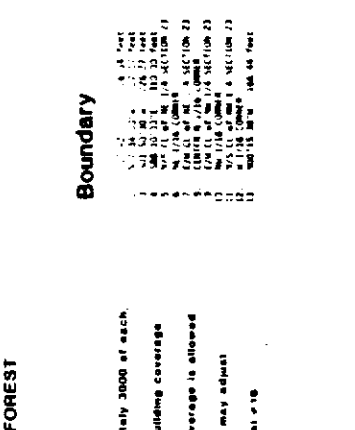
Parcel Number	001-010-10
Parcel Size	78.87 Acres
Zone	Residential
Number of Tourist Accommodations	10
Density	1.0
Parking	2.5

**TENTATIVE MAP**  
**Fallen Leaf Lodge Conv**  
 Fallen Leaf Lake, El Dorado County, Cal.  
 January, 1981

### Boundary

1	001-010-10	100.00 Feet
2	001-010-11	100.00 Feet
3	001-010-12	100.00 Feet
4	001-010-13	100.00 Feet
5	001-010-14	100.00 Feet
6	001-010-15	100.00 Feet
7	001-010-16	100.00 Feet
8	001-010-17	100.00 Feet
9	001-010-18	100.00 Feet
10	001-010-19	100.00 Feet
11	001-010-20	100.00 Feet
12	001-010-21	100.00 Feet
13	001-010-22	100.00 Feet
14	001-010-23	100.00 Feet
15	001-010-24	100.00 Feet
16	001-010-25	100.00 Feet
17	001-010-26	100.00 Feet
18	001-010-27	100.00 Feet
19	001-010-28	100.00 Feet
20	001-010-29	100.00 Feet
21	001-010-30	100.00 Feet
22	001-010-31	100.00 Feet
23	001-010-32	100.00 Feet
24	001-010-33	100.00 Feet
25	001-010-34	100.00 Feet
26	001-010-35	100.00 Feet
27	001-010-36	100.00 Feet
28	001-010-37	100.00 Feet
29	001-010-38	100.00 Feet
30	001-010-39	100.00 Feet
31	001-010-40	100.00 Feet
32	001-010-41	100.00 Feet
33	001-010-42	100.00 Feet
34	001-010-43	100.00 Feet
35	001-010-44	100.00 Feet
36	001-010-45	100.00 Feet
37	001-010-46	100.00 Feet
38	001-010-47	100.00 Feet
39	001-010-48	100.00 Feet
40	001-010-49	100.00 Feet
41	001-010-50	100.00 Feet
42	001-010-51	100.00 Feet
43	001-010-52	100.00 Feet

**Note:** Represents private lot at approximately 3000 sq ft of each on which a maximum of 1000 sq ft of building coverage and 250 sq ft of private open-space coverage is allowed. Final Map location and configuration may adjust subject to TRPA condition of approval.



**Typical Road Section**

20 ft. R.O.W. at County Road  
 18 ft. wide paved section

TAHOE REGIONAL PLANNING AGENCY  
STAFF SUMMARY

Project Name: Pioneer Trail and Al Tahoe Boulevard Signalization and Widening

Application Type: Public Service

Applicant: City of South Lake Tahoe

Applicant's Representative: Brad Vidro

Agency Staff: Rick Angelocci, Chief of Project Review

Location: Pioneer Trail at Al Tahoe Boulevard, City of South Lake Tahoe

Assessor's Parcel Number/ Project Number: 510-101-90

Project Description: The project involves the installation of traffic signals at the intersection of Pioneer Trail and Al Tahoe Boulevard, including widening of the existing roadway widths to accommodate turn lanes. Specifically, the project includes the following elements:

1. Pioneer Trail Improvements: Pioneer Trail will be widened at the intersection from three to four travel lanes; one 14 foot through lane each way, one left hand turn lane and one right hand turn pocket. This configuration will extend approximately 375 feet with the lanes gradually merging together to match the existing conditions. Existing pavement width throughout the area is approximately 40 feet; the maximum proposed width is 58 feet. The existing roadcut slope along Pioneer Trail will be cut back and 410 feet of wooden retaining wall will be constructed to accommodate the proposed road widening.
2. Al Tahoe Boulevard Improvements: Al Tahoe Boulevard will be widened at the intersection to allow for a left turn and right turn lane onto Pioneer Trail. Approximately 630 feet of rolled curb and gutter and 250 feet of asphalt berm will be installed to control drainage which will be discharged into Muskrat Meadow for treatment.
3. Signalization: The traffic signal that will be installed at the intersection will be connected to a traffic actuated controller. It will be a three-phase signal meeting State of California and City of South Lake Tahoe standards. The type of signal used will minimize the bulk of the structure and will be painted a dark color to minimize impacts to scenic quality. Standard "signal ahead" signs will be posted at all three approaches to the intersection and the existing stop sign on Al Tahoe Boulevard will be removed.

Site Description: The project area encompasses City of South Lake Tahoe right-of-way for Pioneer Trail and Al Tahoe Boulevard. Pioneer Trail has a 1.5%

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grade and Al Tahoe has a 6.5% grade at the intersection. Soils within the project area include Class 1a, 1b, 6 and 7.

Existing site vegetation includes Jeffrey pine, bitterbrush, sagebrush, and grass species. No sensitive or threatened plant species have been identified within the project area. No sensitive or threatened animal species are known to utilize this area.

Project Need: The project's primary goal is to correct traffic and safety problems at the intersection. Several problems exist with this intersection from both a safety standpoint and engineering criteria. Current problems include limited turn lane capabilities, limited pavement width, heavy traffic volumes, and winter safety.

Issues: The proposed project involves creation of land coverage on low capability lands and a 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. Scenic Quality:

The applicant has prepared a scenic quality analysis to evaluate the impacts of the proposed project on scenic quality. The analysis shows no overall change in scenic quality ratings as a result of the project. Mitigation incorporated into the project includes providing dark colored signal standards, restoration of exposed cut banks, and vegetative screening of the traffic actuated controller.

2. Signalization Needs:

The applicant has submitted a traffic analysis which evaluates whether the proposed signal meets published signal warrants. The analysis concludes that the proposed signal meets published signal warrants.

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 IEC and EA will be made available at the Governing Board hearing and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 095, Trout/Cold Creek. The Land Use Classification is Conservation 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:

The land capability districts of the project area are class 1a, 1b, 6 and 7. The total project area is approximately 445,584 square feet.

2. Existing Coverage:

Hard Coverage:	177,050	square feet
Soft Coverage:	76,810	square feet
Total:	<hr/> 253,860	square feet

3. Proposed Coverage:

Hard Coverage:	206,966	square feet
Soft Coverage:	48,044	square feet
Total:	<hr/> 255,010	square feet

4. Allowed Coverage:

Class 1a Area:	184	square feet
Class 1b Area:	2,271	square feet
Class 6 Area:	35,724	square feet
Class 7 Area:	26,400	square feet
Total:	<hr/> 64,579	square feet

5. Coverage Mitigation:

Based on the above coverage figures, the existing project area contains approximately 185,281 square feet of excess land coverage. Further, the applicant is proposing an additional 1,150 square feet of land coverage. In order to mitigate the existing excess coverage, the applicant shall be required to either pay a mitigation fee, or transfer land coverage into the project area pursuant to Subsection 20.5 of the Code. In order to mitigate the additional 1,150 square feet of land coverage, the applicant will be required to transfer land coverage into the project area.

D. Signal Height: The proposed signal height is 34 feet. In order to approve additional height over 26 feet, the Board must make findings 7 and 8 of Section E, below.

E. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18, 20 and 22 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the finding can be made.