

**TRPA
GOVERNING BOARD
PACKETS**

**FEBRUARY
1995**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on February 22 and 23, 1995, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The February 22 session will commence at 9:30 a.m. at the South Lake Tahoe City Council Chambers, 1900 Lake Tahoe Boulevard, South Lake Tahoe, California. The February 23 session will commence at 9:30 a.m. at the TRPA office, 308 Dorla Court, Zephyr Cove, Nevada. The agenda is attached hereto and made a part of this notice.

All Committee items are action items unless otherwise noted.

NOTICE IS FURTHER GIVEN that on February 22, 1995, commencing at 8:30 a.m. at the same location, the Finance Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) receipt of the January financial statement and check register; and 3) release of water quality mitigation funds (\$19,000) to Douglas County for erosion control projects. (Finance Committee: Wynn, Neft, Cole, Heller, Chairman Bennett)

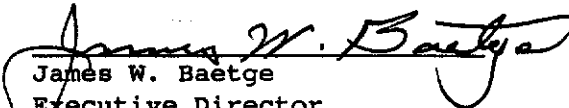
NOTICE IS FURTHER GIVEN that on February 22, 1995, commencing at 8:30 a.m. in the same location, the Legal Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) discussion of settlement in Homewood enforcement action; 3) reallocation of Bitterbrush settlement mitigation fund; and 4) Kinsman, resolution of enforcement, Washoe County. (Legal Committee: Miner, Cronk, Sevison, Waldie, Chairman DeLanoy)

NOTICE IS HEREBY GIVEN that on February 22, 1995, during the lunch recess commencing at 12:00 noon, the Rules Committee will meet at Passaretti's Restaurant, 1181 Emerald Bay Road, South lake Tahoe, California. The agenda will be as follows: 1) public interest comments (no action); 2) amendment of Chapter IX pertaining to compliance procedures; and 3) future committee meetings and topics. (Rules Committee: DeLanoy, Neft, Sevison, Hagedorn, Chairman Bradhurst)

NOTICE IS FURTHER GIVEN that on February 22, 1995, commencing at 2:00 p.m., or as soon thereafter as possible, the Capital Financing Committee will meet. The agenda will be as follows: 1) public interest comments (no action); and 2) discussion on Washington D.C. trip. (Capital Financing Committee: Westergard, Miner, Cronk, Waldie, Chairman Cole)

Date: February 10, 1995

By:


James W. Baetge
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. The agenda has also been posted at the North Tahoe Conference Center in Kings Beach, the Incline Village GID office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

South Lake Tahoe City Council Chambers
1900 Lake Tahoe Boulevard
South Lake Tahoe, California

February 22, 1995
9:30 a.m.

TRPA Office, 308 Dorla Court
Zephyr Cove, Nevada

February 23, 1995
9:30 a.m.

All items are action items unless otherwise noted.

Page #

AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL AND DETERMINATION OF QUORUM
- III. PUBLIC INTEREST COMMENTS (No Action)

Any member of the public wishing to address the Governing Board on any agenda item not listed as a Project Review, Public Hearing, Appeal, or Planning Matter item may do so at this time. However, public comment on Project Review, Public Hearing, Appeal, and Planning Matter items will be taken at the time those agenda items are heard.

NOTE: THE GOVERNING BOARD IS PROHIBITED BY LAW FROM TAKING IMMEDIATE ACTION ON, OR DISCUSSING ISSUES RAISED BY THE PUBLIC THAT ARE NOT LISTED ON THIS AGENDA.

- IV. APPROVAL OF MINUTES
- V. APPROVAL OF AGENDA
- VI. CONSENT CALENDAR (see page 3)
- VII. PUBLIC HEARING AND ADOPTION OF ORDINANCES/RESOLUTIONS
 - A. Amendment of Chapter 4, Project Review and Exempt Activities, to Amend Delegation MOU With Placer County Relating to Residential Activities 65-73
 - B. South Tahoe Public Utility District, Future Facilities Connection Plan Draft EIR/EIS - 11:00 a.m., Wednesday, February 22 74
 - C. Amendment of Article IX of the Rules of Procedure, Pertaining to Compliance Procedures - (This item will be taken up after the noon meeting of the Rules Committee on Wednesday, February 22.) 75-84
- VIII. PLANNING MATTERS
 - A. Discussion of Proposed 1996 Threshold Evaluation Process 85
 - B. Status of Conditions of Approval and the Areawide Drainage Project for the Douglas County Community Plan 86

- C. Presentation by Brian Wallace, Tribal Chairman of the Washoe Tribe of Nevada and California- Wednesday, February 22, 1:30 p.m.

IX. ADMINISTRATIVE MATTERS

- A. Appointment of Two California Lay Members to the Advisory Planning Commission 87
- B. Report on MOUs Delegating Review and Approval to Local Jurisdictions 88-94
- C. Report on MOUs Regarding Exempt Activities 95
- D. Resolution Amending Membership of the Shorezone Policy Committee 96
- E. Report on Performance Statistics for the Project Review Division 97-101
- F. Report on Performance Statistics for the Environmental Compliance Division 102-111

X. COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee
 - 1. Report on Committee Meeting
 - 2. Receipt of January Financial Statement and Check Register
- B. Legal Committee
 - 1. Report on Committee Meeting
 - 2. Settlement in Homewood Enforcement Action, Placer County APNs 97-130-018, -019, -020, -021, and -024 112-126
- C. Capital Financing Committee
 - 1. Report on Committee Meeting
- D. Rules Committee
 - 1. Report on Committee Meeting
- E. Shorezone Policy Committee
 - 1. Report on Committee Meeting

XI. REPORTS

- A. Executive Director
 - 1. Monthly Status Report
 - 2. Discussion on Future Retreat to Update Work Program and Three-Year Strategic Plan (July 1995-June 1998)

- B. Agency Counsel
 - 1. Monthly Status Report
- C. Governing Board Members (No Action)

XII. RESOLUTION

- A. For Former TRPA Board Member Bruce Kanoff -
11:45 a.m., Wednesday, February 22

127

XIII. ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>	
1. 1995-1999 List of Additional Recreation Facilities Pursuant to Section 33.6	Adoption of Resolution	1-4
2. 1995-1999 List of Additional Public Service Facilities Pursuant to Section 33.5	Adoption of Resolution	5-8
3. Red Wolf Lodge, Change in Use, Timeshare (Residential Design), Placer County APN 117-140-08	Approval With Findings And Conditions	9-27
4. Golf Course Villas, New Multi-Family Dwellings and Condominium Subdivision, Washoe County APN 131-110-01	Approval With Findings And Conditions	28-42
5. Athletic Club Limited Partnership, Commercial Addition. 880 Northwood Boulevard, Washoe County APN 124-071-49	Approval With Findings And Conditions	43-54
6. Kinsman, Resolution of Enforcement, Washoe County APN 125-511-07	Approval	55-62
7. Release of Water Quality Mitigation Funds (\$19,000) to Douglas County for Erosion Control Projects	Approval	63

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 an item be removed from the calendar, it will be taken up separately in 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

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

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

(702) 588-4547
Fax (702) 588-4527

MEMORANDUM

February 8, 1995

To: TRPA Governing Board

From: TRPA Staff

Subject: Adoption of the 1995-1999 List of Additional Recreation Facilities Pursuant to Section 33.6

Proposed Action: Review the new and amended projects on the 1995-1999 Five-Year List of Additional Recreation Facilities and approve the list and accompanying adopting resolution.

Staff Recommendation: Staff recommends that the Governing Board conduct the public hearing and, based on the outcome, adopt the attached resolution which indicates that (1) the project meets the criteria of subparagraph 33.6.A, and (2) the action will have no significant environmental effect.

Advisory Planning Commission Recommendation: At its February 8, 1995 meeting, the Advisory Planning Commission recommended approval (16 ayes, 1 nay) of the proposed amendments and new projects to be added to the 1995-1999 List of Additional Recreation Facilities.

Please note: In the interest of conserving paper, the cost of printing, and postage, new projects, amended projects, and appendices are included only in the Governing Board's packet. Staff will have additional copies available for review at the Governing Board meeting. If you would like a copy of the list prior to the next meeting, please call John Hitchcock at (702) 588-4547.

Background: Section 33.6 of the Code of Ordinance requires TRPA to prepare a Five-Year List of Additional Recreation Facilities annually. The list is to be adopted by the Governing Board. The list serves as a regional recreation planning and coordination tool in lieu of a regional recreation master plan. It also serves as a method to track implementation of TRPA's 20-year target for outdoor recreation.

Currently, TRPA, in conjunction with the Tahoe Coalition of Recreation Providers (TCORP), is in the planning process of preparing a recreation master plan. Once the list is adopted, TRPA intends to use the master plan in lieu of the Five-Year list process in the review of recreation projects to ensure consistency. The plan is in the data gathering and analysis stages.

JH:rd

CONSENT CALENDAR ITEM 1

1

Discussion: This year, eleven (11) new projects have been added to the list and 34 previously listed projects have been amended. New projects are identified in Section II.A (projects requiring PAOTS) and Section III.A (those which do not). The majority of amended projects pushed back project construction dates. Six recreation projects were completed in 1994 and have been removed from the list. They include IVGID's Championship Golf Course Driving Range Improvements, Douglas County's Kahle Community Park, and additional segments of the Tahoe Rim Trail. A listing of all completed projects can be found in Appendix E.

Environmental Documentation: Staff has completed an Initial Environmental Checklist (IEC) for the project and proposes a Finding of No Significant Effect (FONSE) because the action is administrative in nature and does not constitute a project approval. Projects on the list which apply for TRPA permits must be found to be consistent with all applicable elements of the Regional Plan prior to project approval.

The findings of need for the project is made in the context of a five-year planning process and does not preclude an analysis and inquiry into the need for the project, including the size, at the time of project review.

The additions of new projects to the list for future consideration is consistent with the Regional Plan.

Please contact John Hitchcock at (702) 588-4547 if you have any questions or comments on this agenda item.

TAHOE REGIONAL PLANNING AGENCY

RESOLUTION NO. 95-_____

ADOPTING TRPA 1995-1999 LIST OF ADDITIONAL
RECREATION FACILITIES PURSUANT TO CHAPTER 33 OF THE
TRPA CODE OF ORDINANCES

WHEREAS, Section 33.6 of the TRPA Code of Ordinances sets forth the need for and the applicability of a list of additional recreation facilities anticipated for construction during each five-year period of the Regional Plan; and

WHEREAS, TRPA has consulted with the appropriate recreation entities in the Region and pursuant to such consultations has prepared a list; and

WHEREAS, projects which are within a TRPA-adopted specific or master plan are not required to be on the list; and

WHEREAS, projects which require adoption of a master plan prior to expansion are not to be included on the list; and

WHEREAS, subparagraph 33.6.A(4) sets forth the eligibility findings for inclusion on the list; and

WHEREAS, the list shall be amended, as appropriate, at the beginning of each calendar year;

WHEREAS, the Advisory Planning Commission ("APC") conducted a public hearing and recommended adoption of the resolution.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Tahoe Regional Planning Agency hereby finds that the projects on the 1995-1999 List of Additional Recreation Facilities, as set forth in Exhibit A, attached hereto and incorporated herein by reference, meet the criteria set forth in subparagraph 33.6.A(4) and that the amendment of the Recreation Facilities List has no significant environmental effect.

BE IT FURTHER RESOLVED that the findings of need for the projects are made in the context of a five-year planning process and do not preclude an analysis and inquiry into the need for the projects, including their size, at the time of project review.

BE IT FURTHER RESOLVED THAT adoption of the addition to the 1995-1999 List of Additional Recreation Facilities shall not be deemed to constitute a project approval, preliminary or otherwise, or a finding of no significant environmental effect, with respect to an individual project on the list, and that each project thereon shall require the review and approval of TRPA, in accordance with the Code of Ordinances, including Chapter 5, prior to issuance of a permit therefor.

BE IT FURTHER RESOLVED THAT THE GOVERNING BOARD adopts the additional projects, as listed in Exhibit A, as an amendment to the 1995-1999 List of Additional Recreation Facilities.

PASSED AND ADOPTED by the Governing Body of the Tahoe Regional Planning Agency at its regular meeting held on this _____ day of February 1995 by the following vote:

Ayes:

Nays:

Abstain:

Absent:

John E. Upton, Chairman
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

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

(702) 588-4547
Fax (702) 588-4527

MEMORANDUM

February 8, 1995

To: TRPA Governing Board

From: TRPA Staff

Subject: Adoption of the 1995-1999 List of Additional
Public Service Facilities Pursuant to Section 33.5

Proposed Action: Review the new and amended projects proposed for inclusion on the 1995-1999 Five-Year List of Additional Public Service Facilities and approve the list and accompanying adopting resolution.

Staff Recommendation: Staff recommends that the Governing Board conduct the public hearing and, based on its outcome, adopt the attached resolution which indicates that 1) the projects meet the criteria of subparagraph 33.5.A, and 2) the action will have no significant environmental effect.

Advisory Planning Commission Recommendation: At its February 8, 1995 meeting, the Advisory Planning Commission unanimously recommended approval of the proposed amendments and new projects to be added to the 1995-1999 List of Additional Public Service Facilities.

Please note: In the interest of conserving paper, the cost of printing, and postage, new projects, amended projects, and appendices are included only in the Governing Board's packet. Staff will have additional copies available at the Governing Board meeting. If you would like a copy of the list prior to the meeting, please call John Hitchcock at (702) 588-4547.

Background: Section 33.7 of the Code of Ordinances requires TRPA to prepare a Five-Year List of Additional Public Service Facilities annually. The list is to be adopted by the Governing Board. The list serves as a regional public service planning and coordination tool in lieu of a public service master plan.

Streamlining Efforts: During the adoption of the 1994-1998 Public Service List last year, the Governing Board directed staff to streamline the Public Service and Recreation Lists. Although staff has not been able to streamline

JH:rd

CONSENT CALENDAR ITEM 2

5

the process this year, staff has initiated the process of preparing the Integrated Environmental Improvement Program (IEIP) which will lay the framework for all improvement projects in the Basin. The IEIP is expected to include a public service/infrastructure element which could be used during the project review process to ensure consistency. This could replace the Five-Year list process once the IEIP is completed.

Summary of Public Service Projects Completed During 1994: Only five (5) projects were completed in 1994. They include the USFS Fallen Leaf Complex Water System, TCPUD Offices, KGID Ozone Disinfection Addition, and CSLT Fire Station Facility. Appendix E of the list is a more complete list of those projects that have been completed over the three (3) years.

Environmental Documentation: Staff has completed an Initial Environmental Checklist (IEC) for the project and proposes a Finding of No Significant Effect (FONSE) because the action is administrative in nature and does not constitute a project approval. Projects on the list which apply for TRPA permits must be found to be consistent with all applicable elements of the Regional Plan prior to project approval.

The findings of need for the project is made in the context of a five-year planning process and does not preclude an analysis and inquiry into the need for the project, including size, at the time of project review.

The addition of new projects to the list for future consideration is consistent with the Regional Plan.

Please contact John Hitchcock at (702) 588-4547 if you have any questions or comments on this agenda item.

TAHOE REGIONAL PLANNING AGENCY

RESOLUTION NO. 95-____

RESOLUTION AMENDING TRPA 1995-1999 LIST OF ADDITIONAL
PUBLIC SERVICE FACILITIES PURSUANT TO CHAPTER 33 OF THE
TRPA CODE OF ORDINANCES

WHEREAS, Section 33.5 of the TRPA Code of Ordinances sets forth the need for and the applicability of a list of additional public service facilities anticipated for construction during each five-year period of the Regional Plan; and

WHEREAS, TRPA has consulted with the appropriate public service entities in the Region and pursuant to such consultations has prepared a list; and

WHEREAS, projects which are within a TRPA-adopted specific or master plan are not required to be on the list; and

WHEREAS, subparagraph 33.5.A(4) sets forth the eligibility findings for inclusion on the list; and

WHEREAS, the list shall be amended, as appropriate, at the beginning of each calendar year;

WHEREAS, the Advisory Planning Commission ("APC") conducted a public hearing and recommended adoption of the resolution.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Tahoe Regional Planning Agency hereby finds that the projects on the 1995-1999 List of Additional Public Service Facilities, set forth in Exhibit A attached hereto and incorporated herein by reference, meets the criteria set forth in subparagraph 33.5.A(4), and that the amendment of the Public Service Facilities List has no significant environmental effect.

BE IT FURTHER RESOLVED that the findings of need for the projects are made in the context of a five-year planning process and do not preclude an analysis and inquiry into the need for the projects, including their size, at the time of project review.

BE IT FURTHER RESOLVED THAT adoption of the addition to the 1995-1999 List of Additional Public Service Facilities shall not be deemed to constitute a project approval, preliminary or otherwise, or a finding of no significant environmental effect, with respect to an individual project on the list, and that each project thereon shall require the review and approval of TRPA, in accordance with the Code of Ordinances, including Chapter 5, prior to issuance of a permit for the project.

BE IT FURTHER RESOLVED THAT THE GOVERNING BOARD adopts the additional projects, as listed in Exhibit A, as an amendment to the 1995-1999 List of Additional Public Service Facilities.

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at its regular meeting held on this _____ day of February 1995 by the following vote:

Ayes:

Nays:

Abstain:

Absent:

John E. Upton, Chairman
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Red Wolf Lodge Timeshare Conversion

Application Type: Tourist Accommodation, Timesharing (Residential Design)

Applicant: Jim and Susan Aherns

Applicant's Representative: Leah Kaufman, Kaufman Consulting

Agency Planner: Jim Allison, Associate Planner

Location: 7630 North Lake Boulevard, Placer County

Assessor's Parcel Number/Project Number: 117-140-08/941030

Staff Recommendation: Staff recommends approval of the subject project. The required actions and recommended conditions are outlined in Section F of this staff summary.

Project Description: The applicant is proposing to convert an existing motel to a residential-design timeshare. Most of the proposed work is in the interior of the structures. Physical changes at the site do not involve changes to building footprints and will only result in minor coverage relocation for parking areas and decks. The timeshare conversion will result in a reduction in the number of tourist accommodation units from 25 to 19 units. If approved, TRPA will bank six units on-site. These units will be available for future transfer. Also, an existing nonconforming sign is proposed to be replaced with a new freestanding wood sign. Extensive landscaping is proposed adjacent to the State Highway 28 frontage. During the sales phase of the timeshare units, prospective buyers and employees may use temporary shared parking (up to twelve spaces) on a restaurant site across the street from the project. A shared parking agreement, which TRPA shall review, will be required as a condition of approval.

Site Description: Currently, the site contains a motel complex with associated accessory structures such as a pool, parking area, decks, and a hot tub. The parcel is situated between State Highway 28 and Lake Tahoe. There is access to the Lake via a pier, boat ramp, and deck. The site is nearly flat where the motel structures sit and from that point gently slopes towards Lake Tahoe. Vegetation around the motel area is mostly lawn.

Issues: The proposed project involves approval of a special use, and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issue is scenic quality. The only proposed construction is the addition of a dormer to an existing structure. The structure is slightly visible from State Highway 28, a TRPA designated scenic roadway unit. The materials and colors chosen for the siding are a rounded lodgepole siding with a red cedar stain. The roof

color is forest green. The applicant will install extensive landscaping across the front of the development adjacent to State Highway 28. The existing non-conforming sign will be removed and replaced with a sign in compliance with TRPA sign standards. Staff expects the project to have a positive impact on scenic quality.

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 29 (Kings Beach Commercial). The Land Use Classification is Commercial/Public Service and the Management Strategy is redirection. 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 (timesharing-residential design) is listed as a special use.

C. Land Coverage:

1. Land Capability District:

The land capability districts of the project area are class 5 and 1b. The total project area is approximately 69,509 square feet.

2. Existing Coverage: 37,292 square feet

3. Proposed Coverage: 36,917 square feet

4. Allowed Coverage:

Class 1b Area:	17	square feet
Class 5 Area:	<u>16,946</u>	square feet
Total:	16,963	square feet

5. Coverage Mitigation:

Based on the above coverage figures, the existing project area contains approximately 20,329 square feet of excess land coverage. In order to mitigate the existing excess coverage, the applicant

shall be required to either pay a mitigation fee, or reduce existing coverage pursuant to Subsection 20.5 of the TRPA Code of Ordinances.

- D. Building Height: An addition (a dormer) is proposed for one of the buildings. Based on a 2% cross-slope retained across the building site, and a 8:12 roof pitch, the maximum allowed height for the proposed building is 36 feet, 6 inches. The proposed building has a maximum building height of 22 feet, 8 inches.
- E. 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 applicant will be required to apply Best Management Practices (BMPs) to the project area. Timesharing (residential design) is a special use in the applicable plan area.
 - (b) Transportation: Due to the reduction in the number of units from 25 to 19, the number of daily vehicle trip ends (dvte) will be reduced from 287 to 226 dvte.
 - (c) Conservation: This site is visible from a scenic roadway unit and shoreline unit. As designed, the project will have a positive scenic impact. There are no known special interest species, sensitive or uncommon plants or cultural resources within the project area.
 - (d) Recreation: This project does not involve any recreation facilities or uses.
 - (e) Public Service and Facilities: This project does not require any additions to public services or facilities.
 - (f) Implementation: This project does not require allocation of any units of use.
 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