

**TRPA
GOVERNING BOARD
PACKETS**

**SEPTEMBER
1995**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on September 27 and 28, 1995, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The September 27 session will commence at 9:30 a.m. at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The September 28 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 Governing Board Committee items are action items unless otherwise noted.

NOTICE IS FURTHER GIVEN that on September 27, 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 August financial statement and check register; 3) amendment to the Caltrans/TRPA FY 1995-96 Overall Work Program (OWP); 4) use of trolleys outside the Tahoe Basin. (Committee: Wynn, Neft, Cole, Heller, Chairman Bennett)

NOTICE IS FURTHER GIVEN that on September 27, 1995, commencing at 8:30 a.m. at the same location, the Legal Committee will meet. The agenda will be as follows: 1) public interest comments (no action); and 2) authorization for mediation sessions in TSPC v. TRPA, Consolidated Case No. 84-257-ECR, District of Nevada. (Committee: Neumann, Miner, Cronk, Sevison, Waldie, Chairman DeLanoy)

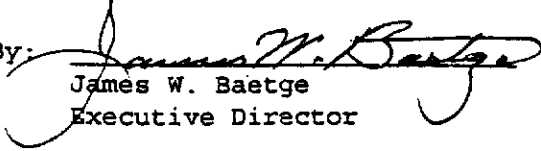
NOTICE IS FURTHER GIVEN that on September 27, 1995, in the upstairs room at Steamer's Restaurant, 8290 North Lake Boulevard, Kings Beach, California, during the lunch recess, the Capital Financing Committee will meet. The agenda will be as follows: 1) public interest comments (no action); and 2) discussion of the 1996 legislative and funding package. (Committee: Westergard, Miner, Cronk, Waldie, Chairman Cole)

NOTICE IS FURTHER GIVEN that on September 27, 1995, at Steamer's Restaurant, 8290 North Lake Boulevard, Kings Beach, California during the lunch recess, the Rules Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) amendment of Article V of the Rules of Procedure regarding time limit on reapplication; and 3) discussion of notice procedures. (Committee: DeLanoy, Neft, Sevison, Hagedorn, Chairman Bradhurst)

NOTICE IS FURTHER GIVEN that on September 27, 1995, at 2:00 p.m., or as soon thereafter as possible, at the same location, the Shorezone Policy Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) discussion of Lake Tahoe Shorezone Development Cumulative Impact Analysis, Draft EIS and subsequent ordinance development; 3) discussion of establishment of a public shorezone study committee; and 4) scheduling of future committee meetings and issues to be addressed. (Committee: Westergard, Waldie, Bradhurst, Cole, Wynn, Sevison)

Date: September 18, 1995

By:


James W. Baetge
Executive Director

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

North Tahoe Conference Center
8318 North Lake Boulevard
Kings Beach, California

September 27, 1995
9:30 a.m.

TRPA Office, 308 Dorla Court
Zephyr Cove, Nevada

September 28, 1995
9:30 a.m.

All items on this agenda 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, RTPA, Appeal, or Planning Matter item may do so at this time. However, public comment on Project Review, Public Hearing, RTPA, 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. PLANNING MATTERS

- A. Discussion Regarding Transportation Enhancement Program and Interjurisdictional Strategy
- B. Discussion on the Subdivision Policy Regarding Post-1987 Projects

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106-110

VIII. PROJECT REVIEW

- A. Vogel, Subdivision of Post-1987 Structure, 214 Robin Drive, Washoe County APN 132-212-03
- B. Blockbuster Video/H.V. Real Estate Corporation, New Commercial Building, 2037 Lake Tahoe Boulevard, South Lake Tahoe, El Dorado County APN 023-201-67

111-115

116-133

IX. PUBLIC HEARING AND ADOPTION OF ORDINANCES, RESOLUTIONS, AND PLANS

- A. Amendment of Plan Area Statement Boundaries Between Plan Area 128, Baldwin (Recreation) and Plan Area 175, Cascade Properties (Residential) to Add Portions of El Dorado County APNs 18-320-01, -02, -03, -04, and -05 to Plan Area 175 134-160
- B. Amendment of Chapter 4, Project Review and Exempt Activities, to Adopt Residential Delegation MOU with Washoe County 161-169
- C. Amendment of Chapter 64, Grading Standards, to Add an Exception to Subsection 64.7.B, Excavations, Related to Certain Redevelopment Projects 170-184
- D. Amendment of Article V of the Rules of Procedure Regarding Time Limit on Reapplication 185-187

X. APPEALS

- A. Tonnemacher, Appeal of Executive Director Decision Concerning Applicability of IPES to Residential Project, Application of Grading Ordinances, and Return of an Unused Allocation, 575 Village Boulevard, Incline Village, Washoe County APN 124-083-30 188-203

XI. MEETING OF THE REGIONAL TRANSPORTATION PLANNING AGENCY (TRPA)

- A. Amendment of the Caltrans/TRPA FY 1995-96 Overall Work Program 204-209

XII. ADMINISTRATIVE MATTERS

- A. Report on Performance Statistics for the Project Review and Environmental Compliance Divisions 210-213
- B. Discussion of Goals and Policies, Core Statement of Policy, and Formation of Governing Board Subcommittee 214-223
224-226

XIII. COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee
 - 1. Report on Committee Meeting
 - 2. Receipt of August Financial Statement and Check Register
- B. Legal Committee
 - 1. Report on Committee Meeting
 - 2. Authorization for Mediation Sessions in TSPC v. TRPA, Consolidated Case No. 84-257-ECR, District of Nevada
- C. Capital Financing Committee
 - 1. Report on Committee Meeting

2. 1996 Legislative Funding Package

D. Rules Committee

- 1. Report on Committee Meeting
- 2. Amendment of Article V of the Rules of Procedure Regarding Time Limit on Reapplication

E. Shorezone Policy Committee

- 1. Report on Committee Meeting

XIV. REPORTS

A. Executive Director

- 1. Monthly Status Report
- 2. Notice of Circulation, Lake Tahoe Shorezone Development Cumulative Impact Analysis, Draft EIS 227
- 3. Notice of Preparation, Forest Service North Shore Eco-System Management Project EIS 228-243
- 4. Notice of Circulation, Draft Supplement to the South Lake Tahoe Redevelopment Project No. 1 EIS/EIR (Embassy Vacation Resorts) 244

B. Agency Counsel

- 1. Monthly Status Report

C. Governing Board Members

XV. ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>	
1. Pine Ridge Plaza, New Commercial Building, 937 Tahoe Boulevard, Washoe County APN 132-231-08	Approval With Findings And Conditions	1-15
2. Casteel Corporation, New Real Estate Off-Premise Concession, South "Y" Factory Stores, El Dorado County APN 23-231-25	Approval With Findings And Conditions	16-23
3. North Tahoe Public Utility District, Snow Play Warming Shed/Day Camp Building Addition, North Tahoe Regional Park, Placer County APN 112-010-08	Approval With Findings And Conditions	24-32
4. California Tahoe Conservancy, Mule Deer Sanitation/Salvage/Thinning Timber Harvest, El Dorado County APNs 33-720-03, -04, -11, -12, -18, -20, -21, -23, -26, -27, -33, and -35	Approval With Findings And Conditions	33-38

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|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------|
| 5. | Frederick Apar, IPES Appeal, Lookout Road, Zephyr Heights, Douglas County APN 05-172-28 | Approval | 39-46 |
| 6. | Amendment of the 1995-1999 List of Additional Public Service Facilities to Add the Mountain View Estates No. 7 Firehouse, Douglas County | Approval | 46-52 |
| 7. | Lake Valley Fire Protection District and South Tahoe Public Utility District, New Fire Station and Pumping Facilities, 1009 Boulder Mountain Court, El Dorado County APN 33-246-01 | Approval With Findings And Conditions | 53-66 |
| 8. | Cal Vada, Change in Use to Professional Offices and Cultural Facilities, Washoe County APN 123-042-07 | Approval With Findings And Conditions | 67-75 |
| 9. | Tahoe Ice Skating Association, Community Ice Skating Rink, City of South Lake Tahoe, El Dorado County APN 26-051-41, -51, and -61 | Approval With Findings And Conditions | 76-84 |
| Land Capability Challenges: | | | |
| 10. | Jules and Marsha Radow, 777 Burgundy Avenue, Washoe County APN 126-271-09 | Approval | 85-89 |
| 11. | Andreas Mourelatos, 6835 North Lake Boulevard, Placer County APN 117-021-28 | Approval | 90-98 |
| 12. | Thomas T. Wilson, 3100 North Lake Boulevard Placer County APN 93-130-31 | Approval | 99-104 |

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

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
STAFF SUMMARY

Project Name: Pine Ridge Plaza Commercial Building

Application Type: Commercial

Applicant: Golf Course Villas Limited Partnership

Applicant's Representative: Mike Thomas, Michael Thomas Associates

Agency Planner: Lyn Barnett, Senior Planner

Location: 937 Tahoe Boulevard, Incline Village, Nevada

Assessor's Parcel Number/Project Number: 132-231-08/950439

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

Project Description: The applicants propose to construct a three-story, 14,102 square foot commercial building on a vacant parcel in Incline Village, Nevada. All proposed commercial floor area shall be transferred to the building site from another property in Incline Village. The proposed building will be leased as professional office space. The project also includes construction of a 50 space outdoor parking area, landscaping, signs, and TRPA required water quality improvements. Ten covered parking spaces will be located beneath the building (on the bottom floor), which do not require commercial floor area allocations. The design of the building incorporates the use of rock, natural wood and earthtone colors. Because of the slope of the building site, the building will be stepped-down to minimize site disturbance. Approximately one-third of the existing trees on the site are currently dead or dying and will be removed during construction.

Site Description: The affected site has a southern aspect and is well vegetated with Ponderosa and Jeffrey pine, white fir, manzanita, squaw carpet, and other native vegetation. The slope of the parcel varies from about 7 percent to about 14 percent. The property is located between two developed commercial complexes, and is one of the last large undeveloped commercial properties in the Incline Village commercial core area on Highway 28.

Issues: The proposed project involves the transfer of commercial floor 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. Scenic Quality:

The affected property is visible from Highway 28, a TRPA designated roadway unit (Unit 22, Crystal Bay). Scenic Roadway Unit 22 (which is an urban unit) is not in attainment with TRPA scenic quality standards. Staff has reviewed the proposed project and has determined that the building design and site design features are appropriate for the parcel. The following design features have been included in the project to address TRPA's scenic quality concerns:

- * The building will be set-back more than 140 feet from the edge of pavement on Highway 28. For comparison, adjacent buildings which have frontage on the highway are located about 70 to 80 feet back from the edge of pavement. The increased setback will permit maximum retention of native vegetation, and allow opportunities for new vegetative treatments;
- * The property is downslope from Highway 28. As a result, the highest ridgeline of the proposed building will only be about 16 feet above the ground elevation of the highway at the edge of pavement;
- * The proposed structure will be constructed of materials and colors that blend, rather than contrast, with the surrounding neighborhood and other commercial developments in the scenic roadway unit;
- * Most of the parking area will be on the side or behind the proposed building, allowing for increased landscaping between the building and the highway. Ten of the proposed 60 parking spaces will be located beneath the building; and
- * The proposed development incorporates landscaping, building articulation features, lighting, signs, Best Management Practices (BMPs), and other TRPA required or recommended design features that de-emphasize urban development and have a positive effect on scenic quality.

2. Traffic/Circulation:

The project is expected to create about 319 daily trip ends with 37 trips occurring during the AM peak hour and 36 trips during the PM peak hour. This is defined as a significant increase in traffic in the TRPA Code. The applicant has submitted a traffic analysis to analyze potential traffic and air quality effects from the project. No significant localized traffic impacts were identified in the traffic analysis. To mitigate new traffic impacts caused by the project, the applicant shall submit a \$6,380 air quality mitigation fee and implement mitigation measures contained in the traffic analysis.

3. Commercial Floor Area Transfer:

The project is located within a TRPA Plan Area Statement which is designated as a transfer of Development Right (TDR) receiving area for existing development. The applicant shall be required to transfer the existing commercial floor area under separate application to TRPA. The proposed sending property for the development is Washoe County Assessor's Parcel Number 131-110-01. Since the commercial floor area is being transferred as existing development, no allocation of commercial floor area is proposed with this project.

4. Project Area/Lot Consolidation

The project area consists of two legal lots of record combined under one county Assessor's Parcel Number. As a condition of approval, the applicant shall be required to either consolidate (merge) the two lots, or record a deed restriction against the lots that would merge the lots for TRPA project area calculations.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) and a traffic analysis 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 traffic analysis will be made available at the Governing Board hearing and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 045, Special Area #1, Incline Village Commercial. The Land Use Classification is Commercial/Public Service 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 (professional offices) is listed as an allowed use.
- C. Land Coverage:
1. Land Capability District:

The land capability districts of the project area are Classes 4 and 6. The total project area is 102,671 square feet (approximately 2.36 acres).

2. Existing Coverage: 0 square feet
3. Proposed On-Site Coverage (all hard):
- | | |
|---------------|---------------------------|
| Class 4 Area: | 1,480 square feet |
| Class 6 Area: | <u>28,581 square feet</u> |
| Total: | 30,061 square feet |
4. Allowed Coverage:
- | | |
|---------------|---------------------------|
| Class 4 Area: | 1,480 square feet |
| Class 6 Area: | <u>28,581 square feet</u> |
| Total: | 30,061 square feet |
5. Coverage Mitigation:

The project area contains no excess land coverage. In order to mitigate new land coverage created with the project, the applicant shall be required to pay a water quality mitigation fee pursuant to Chapter 82 of the TRPA Code.

- D. Building Height: Based on a 10 percent average cross-slope retained across the building site, and an 8:12 roof pitch, the maximum allowed height for the proposed building is 36 feet, 1 inch. The proposed building has a maximum building height of 33 feet, 4 inches.
- E. Required Findings: The following is a list of the required findings as set forth in Chapter 6 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.
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 commercial building is an allowed use in the Plan Area in which it is located. There are other commercial buildings in the neighborhood in which the new building will be constructed.
- (b) Transportation: The applicant has prepared a traffic analysis to determine the traffic impacts associated with the proposed development. The traffic analysis also includes measures to mitigate the new traffic impacts.

- (c) Conservation: The applicant shall be required to install all required TRPA water quality improvements (also known as Best Management Practices, or BMPs). No special interest species are known to be within the project area. The project includes various scenic quality mitigation measures.
- (d) Recreation: There are no aspects of this project which will affect recreation in the Region.
- (e) Public Service and Facilities: This site is served by water, sewer, electricity, and is on a paved road.
- (f) Implementation: The applicant proposes to transfer all commercial floor area to the affected parcel pursuant to Chapter 34 of the TRPA Code. This site is located within a Plan Area Statement which is designated as a TDR (transfer of development rights) area for existing development. The transfer of commercial floor area to the affected parcel will be reviewed by TRPA under separate application.

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

The proposed project will be visible from Highway 28, but not from a scenic turnout, public recreation area, or Lake Tahoe. The height of the proposed structure (which will appear reduced because it is located downslope from the highway) will not extend above the forest canopy or a ridgeline as viewed from Highway 28.

- F. Required Actions: Agency staff recommends that the Governing Board approve the project by making the following motions 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.
 - (2) This permit authorizes construction of a new professional office building containing 14,102 square feet of commercial floor area and a below-building parking area. The interior stairwells (including the elevator shaft), and covered parking area, do not require commercial floor area pursuant to Chapter 33 of the TRPA Code, and shall not be converted to commercial floor area without TRPA Review and approval.
 - (3) 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 total project area in square feet.
 - (ii) Construction of a pedestrian sidewalk in the Highway 28 right-of-way pursuant to Chapter 30 of the TRPA Code. (This condition may only be waived if the Nevada Department of Transportation does not approve the sidewalk). If a sidewalk is constructed, the permittee shall adjust the off-site land coverage calculations accordingly.
 - (iii) 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."

- (iv) Relocation of the two parking spaces adjacent to the 18 inch pine tree in the middle of the lower parking lot, and relocation of the parking space nearest to the 20 inch pine in the same lot, to locations that will have less impact on native vegetation. In general, placement of pavement should be avoided within the drip lines of trees to prevent damage to tree root structures.
- (b) The permittee shall provide a revised landscape and fertilizer management plan in accordance with the standards required in Sections 30.7 and 81.7 of the TRPA Code of Ordinances for TRPA review and approval. The landscape plan shall include vegetative screening between the proposed building (and parking area) and Highway 28. Some vegetation shall be required in the Highway right-of-way to provide adequate screening, unless not approved by the Nevada Department of Transportation (NDOT). This vegetation shall provide maximum screening of the development. At least 50 percent of the vegetation shall be densely vegetated conifers (for example, Redwood, Incense Cedar, etc.) and shall be at least five feet tall at the time of planting. Soil mounding shall be added near the parking area to help screen development and provide height to the new landscaping in that area.
- (c) The site drainage plan shall be revised to include engineered calculations demonstrating that all proposed water quality improvements required in Standard Condition I.1.G of Attachment Q are satisfied. All parking area storm water runoff shall be pre-treated for sand and grease removal prior to discharge into an infiltration system. Installation of curbs and gutters on-site may be necessary to direct runoff to treatment areas.
- (d) The permittee shall submit a \$6,380.00 air quality mitigation fee to TRPA to mitigate impacts caused by new vehicle trips created by the project. As an alternative, the permittee may construct a covered bus stop of equal value to the mitigation fee in a location acceptable to TRPA. The review of the bus stop shall be under separate application, and shall require posting of a special security equal to 110 percent of the mitigation fee. This alternative is acceptable only if the bus stop is acceptable, and will be used, by Tahoe

Area Rapid Transit (TART). If the bus stop is not constructed by completion of the new commercial building project, the permittee shall remit the air quality mitigation fee to TRPA.

- (e) A water quality mitigation fee of \$37,576 shall be paid to TRPA. This fee is based on the creation of 30,061 square feet of new land coverage.
- (f) The permittee shall pay an offsite coverage mitigation fee assessed at \$5 per square foot for the creation of all new impervious land coverage in the public right-of-way.
- (g) The permittee shall submit final color samples to TRPA for review and approval. The color of this structure shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish brown, brown, tan, ochre, umber and sand. Roofs shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.
- (h) The permittee shall submit plans, cost estimates and installation schedule for the installation of all required water quality improvements (BMPs) for the entire project area. The security required under Standard Condition I.2 of Attachment Q shall be equal to 110 percent of the estimated BMP costs.
- (i) The permittee shall consolidate the two legal lots of record comprising APN 132-231-08 into one legal lot of record pursuant to applicable county subdivision ordinances and state subdivision laws, or the applicant shall record a deed restriction permanently consolidating the affected parcels into one TRPA project area. TRPA shall review and approve all deed restrictions prior to recording.