

**TRPA
GOVERNING BOARD
PACKETS**

**AUGUST
1996**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on August 28, 1996, commencing at 9:30 a.m., at the South Lake Tahoe City Council Chambers, 1900 Lake Tahoe Boulevard, South Lake Tahoe, California, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The agenda is attached hereto and made a part of this notice.

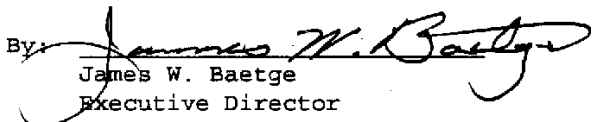
Governing Board Committee items are action items unless otherwise noted.

NOTICE IS FURTHER GIVEN that on August 28, 1996, 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 July check register and financial statement; 3) discussion on hiring of grant writer; and 4) member comments. (Committee: Neft, Cole, Heller, Hime, Chairman Bennett)

NOTICE IS FURTHER GIVEN that on August 28, 1996, commencing at 12:00 noon during the lunch recess at Passaretti's Restaurant, 1181 Emerald Bay Road, South Lake Tahoe, California, the Rules Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) discussion of rule relating to time limit for action by TRPA on permit applications; 3) member comments. (Committee: DeLanoy, Neft, Sevison, Hime, Chairman Bradhurst)

NOTICE IS FURTHER GIVEN that on August 28, 1996, commencing at 12:00 noon during the lunch recess at the City Council Chambers, 1900 Lake Tahoe Boulevard, the Capital Financing Committee will meet. The agenda will be as follows: 1) public interest comments; 2) discussion of 1997 legislative packet; 3) updating information contained in 1974 McDonald & Smart, Inc. report entitled Tahoe Regional General Plan Implementation: Financial Feasibility; 4) update on California Proposition 204 and Nevada Question 12; and 5) member comments. (Committee: Westergard, Miner, Cronk, Waldie, Wynn, Chairman Cole)

Date: August 19, 1996

By: 
James W. Baetge
Executive Director

OVERFLOW PARKING FOR THOSE ATTENDING THE MEETING IS AVAILABLE ON TATA LANE ACROSS FROM K-MART NURSERY; PLEASE DO NOT DOUBLE PARK IN THE COUNCIL CHAMBER PARKING LOT OR OCCUPY THE 30-MINUTE PARKING SPACES.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

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

August 28, 1996
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. PUBLIC HEARING (*items include action on the findings plus action on related ordinances, resolutions, environmental documents, and/or plans)

- A. Amendment of Goal #1, Housing Subelement of the Land Use Element of the Goals and Policies, and Chapter 2 of the Code of Ordinances Relative to Regional Median Income Levels and Definition of Affordable Housing* 107
- B. Amendment of Chapter 4, Project Review and Exempt Activities, to Provide for an MOU Between TRPA and Contel/GTE* 113
- C. Draft EIS for the Lake Tahoe Shorezone Development Cumulative Impact Analysis 123
- D. Certification of the U.S. Forest Service Final EIS for the North Shore Project* 125

VIII. PROJECT REVIEW

- A. U.S. Forest Service North Shore Project, Substantial Tree Removal, Portions of Washoe and Placer Counties, TRPA File #950172 127
- B. Paiute Gas/Southwest Gas, Phase 2 Gas Main Expansion, Washoe and Placer Counties, Project Number 540-305-95 141

IX. MEETING OF THE REGIONAL TRANSPORTATION PLANNING AGENCY (RTPA)

- A. Resolution Authorizing Program Supplement to Local Agency-State Agreement for Use of Transit Demand Management (TDM) Funding 155

X. PLANNING MATTERS

- A. 1996 Threshold Evaluation Report
 - 1. Water Quality Status Report and Recommendations 159
 - 2. Air Quality Status Report and Recommendations
- B. Six Month Status Report on Individual Parcel Evaluation System 163

XI. ADMINISTRATIVE MATTERS

- A. Resolution in Support of Ballot Measures to Fund Erosion Control, Stormwater Drainage and Stream Environment Zone Restoration Projects (California Proposition 204 and Nevada Question 12) 165
- B. Report on Performance Statistics for the Project Review and Environmental Compliance Divisions 167

XII. COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee Report
 - 1. Receipt of July Financial Statement and Check Register
- B. Legal Committee Report
- C. Capital Financing Committee Report
- D. Rules Committee Report
- E. Shorezone Policy Committee Report
- F. Local Government Committee Report
- G. Performance Audit Committee Report
 - 1. Selection of Consultant to Conduct Performance Audit

XIII. REPORTS

- A. Executive Director Monthly Status Report

B. Legal Division Monthly Status Report

C. Governing Board Members

XIV. ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommendation</u>	
1. Subdivision of Reserved Bonus Units In Lieu of Development Rights Transfers for Previously Approved Subdivisions in Incline Village, Washoe County APNs 124-041-31, 132-211-24, and 132-211-06	Approval	1
2. Gene Akers, Land Capability Challenge, 1700 Grizzly Mountain Drive, El Dorado County APN 33-354-23	Approval	3
3. KRXI Television Translator, Temporary Use Special Use Determination, 5190 Westlake Boulevard, Placer County APN 97-241-06	Approval With Findings And Conditions	9
4. Ski Way Villas, New Multi-Family Dwelling And Condominium Subdivision (8 Units), 1004 Tahoe Boulevard, Incline Village, Washoe County APN 130-050-04	Approval With Findings And Conditions	17
5. Lakeside Park Association, Water Treatment Facility, Pine Boulevard, El Dorado County APN 29-036-23	Approval With Findings And Conditions	39
6. North Tahoe Cruises, Permit Modification to Allow Special Event Charter Cruises, Special Use Determination, Placer County APN 94-110-19	Approval With Findings And Conditions	51
7. Bottomley Pier Expansion, 4694 North Lake Boulevard, Placer County APN 115-070-07	Approval With Findings And Conditions	59
8. Konda, Land Capability Challenge, 256 Rim Drive, Placer County APN 117-030-12	Approval	71
9. North Tahoe Public Utility District, Outdoor Recreation Concession, Special Use Determination, Coon Street and State Route 28, Placer County APN 90-080-04	Approval With Findings And Conditions	77
10. Fett, Single Family Dwelling, Special Use Determination, 440 Highway 28, Washoe County APN 123-101-13	Approval With Findings And Conditions	93

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

308 Dorla Court
Elks Point, Nevada

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

(702) 588-4547
Fax (702) 588-4527
Email: trpa@sierra.net

Memorandum

August 18, 1996

To: TRPA Governing Board

From: TRPA Staff

Subject: Substitution of Reserved Bonus Units in Lieu of Development Rights Transfers for Previously-Approved Subdivisions in Incline Village, Nevada APNs 124-041-31; 132-211-24; and 132-211-06

PROPOSED ACTION: The permittees for three multi-residential and subdivision approvals are requesting approval of the use of bonus units reserved by Bitterbrush Development, in lieu of development rights transfers. The three projects are: Madzey, 359 Cottonwood Ct. APN 124-041-31; Madzey, 211 Lark Ct., APN 132-211-24; and Lee, 844 Southwood, APN 132-211-06.

STAFF RECOMMENDATION: The staff recommends the substitution of bonus units reserved by Bitterbrush.

BACKGROUND: In December 1993, as part of the transfer of 56 existing residential units from Bitterbrush to Country Club Estates, Bitterbrush earned 560 points, or a maximum of 56 bonus units. There are currently 176 points remaining and staff continues to reserve a maximum of 17 bonus units for Bitterbrush. If the bonus points are used for subdivided projects, then the remaining point balance is reduced to 115 points or 11 bonus units.

DISCUSSION: The three projects are subdivision projects which were approved at last month's Governing Board meeting. The permittees, through their representative Phil Gilanfarr, have stated that they are having difficulty finding development rights for sale within their jurisdiction. They have requested permission to use the remaining bonus units

/ses

Consent Calendar Item #1

reserved by Bitterbrush for their projects, in lieu of development rights transfers. All three projects are located in Plan Area Statement 046, which has 24 bonus units remaining. The three projects and the corresponding points/units they require are:

Madzey, 359 Cottonwood Ct., APN 124-041-31
(30 points/2 units)

Madzey, 211 Lark Ct., APN 132-211-24 (30 points/2 units)

Lee, 844 Southwood, APN 132-211-06 (45 points/3 units)

Therefore, in order to accommodate the needs of the above projects, 145 points would be subtracted from the remaining 176 points, for a balance of 31 points or a maximum of three bonus units remaining (2 bonus units if they are subdivided units).

Staff recommends the substitution in order to use up most of the remaining bonus units reserved by Bitterbrush. The pending December 1996 deadline for using bonus units in subdivided projects may negatively impact the use of the remaining reserved bonus units in 1997. Use of most of the remaining bonus units reserved by Bitterbrush before the end of 1996 would help avoid any controversy over any limitations on bonus units in the future. Reduction of the reservation will also simplify the tracking and availability of Incline Village bonus units.

ACTION REQUIRED: In order to approve the substitution of reserved bonus units in lieu of development rights transfers, the Governing Board must make a motion to approve the modification to the projects.

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

August 5, 1996

To: TRPA Governing Board

From: TRPA Staff

Subject: Land Capability Challenge; Gene Ackers, APN 33-354-23
1700 Grizzly Mountain Drive, El Dorado County, California

Staff Recommendation

The staff recommends that the Governing Board approve the land capability challenge changing the land capability class from 3 to 6.

Background

The subject parcel is shown as Land Capability Class 3 on the TRPA Land Capability Overlay maps. The Soil Survey for the Lake Tahoe Basin Area places this parcel within the JbD (Jabu coarse sandy loam, seeped, 2 to 15 percent slopes), and MkD (Meeks gravelly loamy coarse sand, 5 to 15 percent slopes) soil map units. A land capability verification was completed on this parcel in October 1995 and the land capability class was verified as 3. A land capability challenge was filed to change the land capability for the parcel.

The parcel is a developed residential parcel in Unit No. 19 of the Tahoe Paradise subdivision of El Dorado County, California (see attached location map). The parcel is approximately 10,500 square feet in size and has a natural slope of 3 to 8 percent.

Findings

This parcel is mapped within geomorphic unit E-1 (Moraine land undifferentiated, moderate hazard lands) on the TRPA Bailey Geomorphic Analysis Map of the Lake Tahoe Basin.

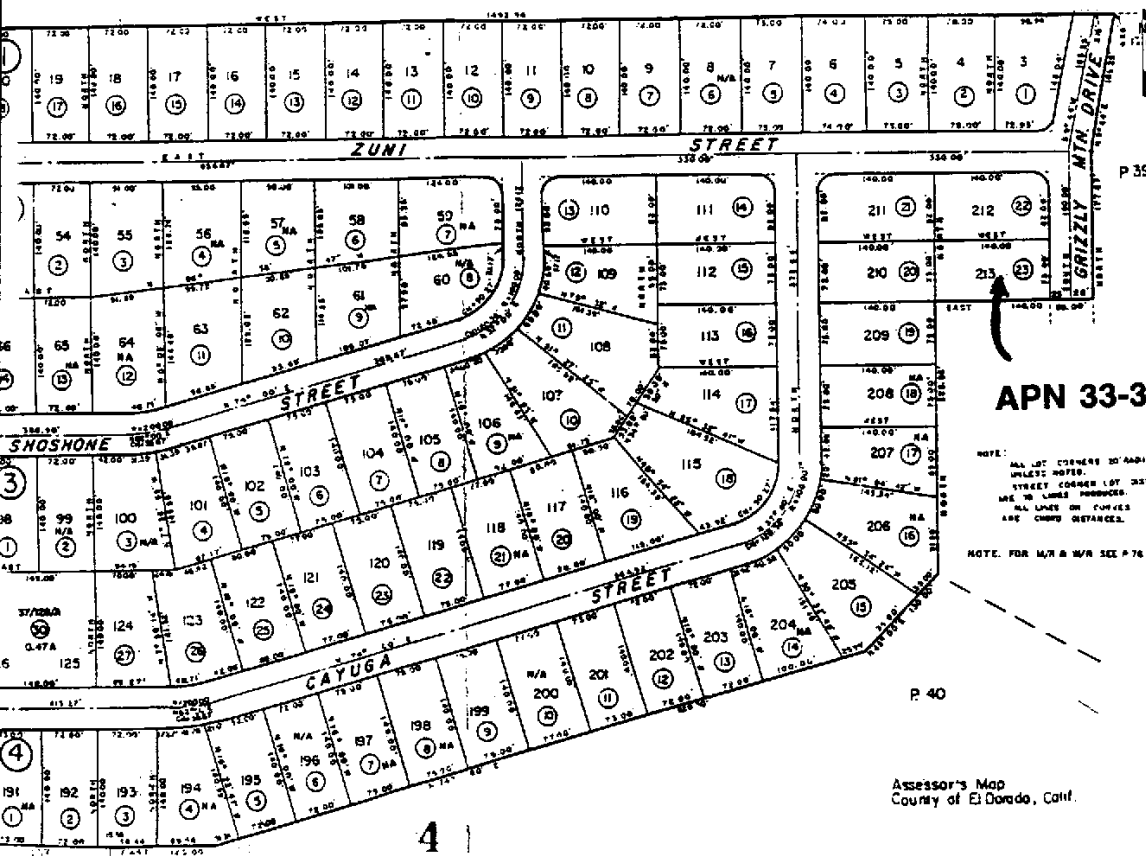
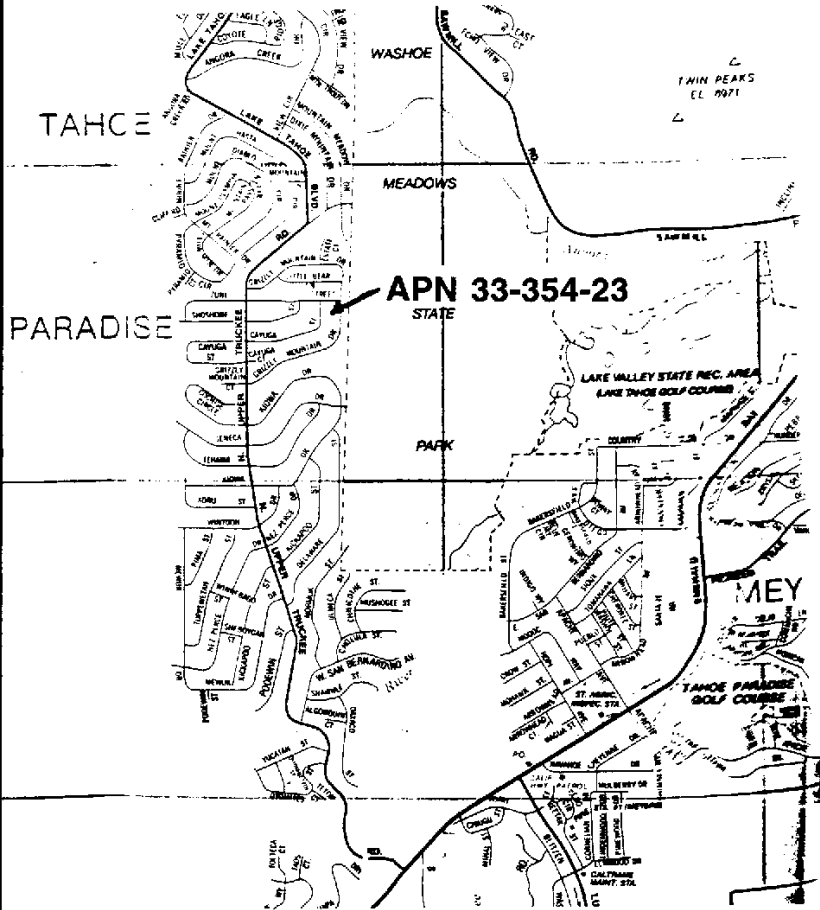
The soils investigation was completed by Joseph Pepi, Certified Professional Soil Scientist, and a report was prepared. Based on four soil pits, one representative soil profile was described (see attached Soils Investigation). The soils were found to have physical characteristics which would place in land capability class 6, associated with the EbC (Elmira loamy coarse sand, 0 to 9 percent slopes) map unit, allowing 30 percent land coverage.

If you have any questions on this agenda item, please contact Joe Pepi, at (702) 588-4547.

/jpp
8/5/96

CONSENT CALENDAR ITEM 2

LOCATION MAP



TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
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August 3, 1996

SOIL INVESTIGATION FOR EL DORADO COUNTY APN 33-354-23 1700 GRIZZLY MOUNTAIN DR

INTRODUCTION

A soil investigation was conducted on APN 33-354-23, El Dorado County, on August 1, 1996. This parcel is approximately 10,500 square feet in size and is located in Tahoe Paradise Unit No. 19. A land capability verification was completed on this parcel in August 1993, and the parcel was verified as land capability class 3, associated with the JbD (Jabu coarse sandy loam, seeped, 2 to 15 percent slopes), and the MkD (Meeks very stony loamy coarse sand, 5 to 15 percent slopes) soil map units. A land capability challenge was filed to confirm the land capability class for the parcel.

ENVIRONMENTAL SETTING

This parcel are shown as land capability class 3 on the TRPA Land Capability Overlay Maps. The Natural Resources Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the MkD (Meeks gravelly loamy coarse sand, 5 to 15 percent slopes), and the JbD (Jabu coarse sandy loam, seeped, 2 to 15 percent slopes) map units.

The parcel is mapped within geomorphic unit E-1 (Moraine land undifferentiated, moderate hazard lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The MsE soil map unit is consistent with this geomorphic unit classification, the JbD map unit is not. The Meeks soil formed in glacial outwash on glacial moraines. The Jabu soils formed in granitic alluvium on glacial outwash terraces.

This parcel is on a east facing slope. The natural slope is 3 to 8 percent. The natural vegetation is Jeffrey pine, western white pine, white fir, manzanita, whitethorn, mules ear wyethia, and lupine.

PROCEDURES

Four soil pits were dug on these parcels using hand tools. After examination of these pits, one was chosen as representative of the soils on the parcel. The soil in this pits was examined and described in detail. A copy of this description is included in this report. Slopes were measured with a clinometer.

FINDINGS

One soil series and soil map unit were identified on this parcel. The soil on the majority of this parcel is deep and is excessively well drained. It is characterized as having a dark grayish brown loamy sand surface layer over a brown to yellowish brown loamy sand or very gravelly loamy coarse sand underlying layer. These soils have a low runoff potential and the surface soils have a slight relative erosion hazard.

This soil is representative of the Elmira soil series mapped in the Tahoe Basin. For the purposes of land capability classification it is most similar to the EbC (Elmira gravelly loamy coarse sand, 0 to 9 percent) soil map unit.

CONCLUSION

The soils on APN 33-354-23 were determined to be consistent with land capability class 6, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974). The soils found on the parcel are consistent with the EbC (Elmira gravelly loamy coarse sand, 0 to 9 percent) soil map unit. The EbC map unit are in land capability class 6 and is assigned 30 percent allowable land coverage.

Joseph Pepi

Joseph Pepi
Certified Professional Soil Scientist
ARCPACS No. 2372

JP

Enclosure

Representative Soil Profile

Soil Classification: mixed, frigid, Alfic Xeropsamment

Soil Series: Elmira

Oi-- 1/2 to 0 inches; White fir and jeffrey pine needles and litter

A1-- 0 to 6 inches; dark grayish brown (10YR 4/2) loamy sand, very dark grayish brown (10YR 3/2 moist; single grain to massive structure; soft, very friable, nonsticky and nonplastic; common fine and medium and few coarse roots; many very fine and fine interstitial pores; medium acid; clear wavy boundary.

A2-- 6 to 15 inches; brown (10YR 5/3) loamy sand; brown (10YR 4/3) moist; massive; soft, very friable, nonsticky and nonplastic; common fine and medium, and few coarse roots; many very fine and fine interstitial pores; medium acid; clear wavy boundary.

AC- 15 to 31 inches; yellowish brown (10YR 5/4) loamy sand; brown (10YR 4/3) moist; massive; soft, very friable, nonsticky and nonplastic; common fine and medium and few coarse roots; many very fine and fine interstitial pores; 5 percent gravel; medium acid; clear wavy boundary.

C1- 31 to 42 inches; yellowish brown (10YR 5/4) loamy sand; brown (10YR 4/3) moist; massive; soft, very friable, nonsticky and nonplastic; few fine and medium roots; many very fine and fine interstitial pores; 10 percent gravel; medium acid; gradual wavy boundary.

C2- 42 to 55 inches; yellowish brown (10YR 5/4) very gravelly loamy coarse sand; brown (10YR 4/3) moist; soft; very friable, nonsticky and nonplastic; many very fine and fine interstitial pores; 5 percent gravel; medium acid; clear smooth boundary.

C2- 55 to 60 inches; unable to auger.



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: KRXI Television Translator Antennas

Application Type: Public Service, Temporary Use Special Use Determination

Applicant: Nevada Television Corporation, KRXI-TV

Agency Planner: Paul Nielsen, Associate Planner

Location: 5190 Westlake Boulevard

Assessor's Parcel Number/ Project Number : 97-241-06/960310

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

Project Description: The applicant proposes to temporarily install one television transmitting and one receiving antenna on the side of the Homewood High and Dry Marina boat storage building. The permit will be valid for six months with the potential for one 6-month extension. One four foot diameter satellite dish will be mounted to the lakeward facing wall of the marina boat storage building in the upper right hand corner just below the roof line. The second antenna will be located northward facing wall of the marina and will be minimally visible from Lake Tahoe. The second antenna will be located just above the roof line in order to provide effective transmissions. Both antennas will be painted to match the existing color of the marina (tan). The project will not result in the creation of land coverage.

Upon expiration of the permit, the antennas will need to be removed or permanent approval obtained to allow the antennas to remain. Should the applicant submit an application to allow permanent approval at the marina building, TRPA staff will evaluate the potential scenic impacts associated with the permanent approval.

Site Description: The project site is the Homewood High and Dry Marina located at 5190 Westlake Boulevard. The two proposed antenna will be located on the exterior wall of the main boat storage building. The four foot diameter satellite dish and a portion of the second antenna will be visible from Lake Tahoe however, neither antenna will be visible from State Route 89. A mix of commercial, recreational and residential uses surround the project site.

Issue: The proposed project involves a special use for the plan area (transmission and receiving facilities), and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. There are no primary project related issues.

Staff Analysis:

- A. Environmental Documentation: Staff 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 available at the Governing Board hearing.
- B. Plan Area Statement: The project is located within Plan Area 159, Homewood/Commercial. The Land Use Classification is Tourist 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 (transmission and receiving facilities) is listed as a special use.
- C. Required Findings: The following is a list of the required findings as set forth in Chapter 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: Transmission and receiving facilities are a special use in the plan area.
 - (b) Transportation: No impacts to transportation have been identified. This project will not result in the creation of vehicle trips.
 - (c) Conservation: The project is located within Scenic Shoreline Unit 12, McKinney Bay. The proposed antennas will be painted to match the existing building color. Temporary installation of the antenna will not affect applicable travel route or scenic quality ratings. The antennas will not be visible from State Route 89. 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: The project does not require the allocation of development.

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(q) 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 size and location of the proposed temporary antennas will not interfere with on site and adjacent land uses.

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 proposed temporary transmitting and receiving facilities will not generate light or noise and will be painted a color that will enable them to blend with the existing development. No new land coverage will be created as a result of this project.

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 temporary transmitting and receiving facilities are compatible with existing on site and off site land uses. The visibility of the antenna will be insignificant as seen from adjacent parcels. This project is not within an adopted community, specific or master plan area and will not alter or affect the purpose of the applicable plan area.

- D. Required Actions: Agency staff recommends that the Governing Board make the following motions based on this staff summary and the evidence in the record:

1. A motion based on this staff summary, for the findings contained in Section E above, and a finding of no significant environmental effect.
2. A motion to approve the project, based on the staff summary, subject to the following conditions:
 - A. This permit is for the temporary installation of one television transmitting and one receiving antenna on the existing boat storage building located at the Homewood High and Dry Marina. The size of the antennas are limited to one 4 foot diameter receiving dish and one 3 foot by 3 foot transmitting antenna. This permit is valid for 6-months with the possibility for a one-time 6-month extension. Prior to the expiration of this temporary use permit the permittee shall remove or obtain permanent approval for the two proposed antenna.
 - B. Prior to commencement of construction the following special conditions of approval must be satisfied:
 - (1) The elevation drawings shall be revised to show final locations of the proposed antennas. The antenna located on the northward facing wall of the marina building shall not extend above the roof line more than the minimum amount necessary to provide effective transmissions.
 - (2) The proposed antennas shall be painted to match the existing color to the marina boat storage building. Color samples shall be submitted to TRPA for review and approval.

- (3) The security required under Standard Condition A.3 of Attachment R shall be \$1,500.00. Please see Attachment J, Security Procedures for acceptable ways to post a security.
- (4) The permittee shall submit 3 sets of final construction drawings and site plans to TRPA.

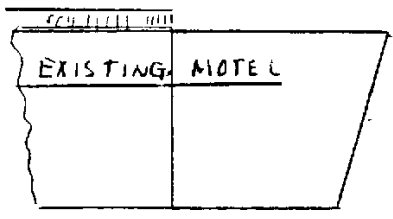
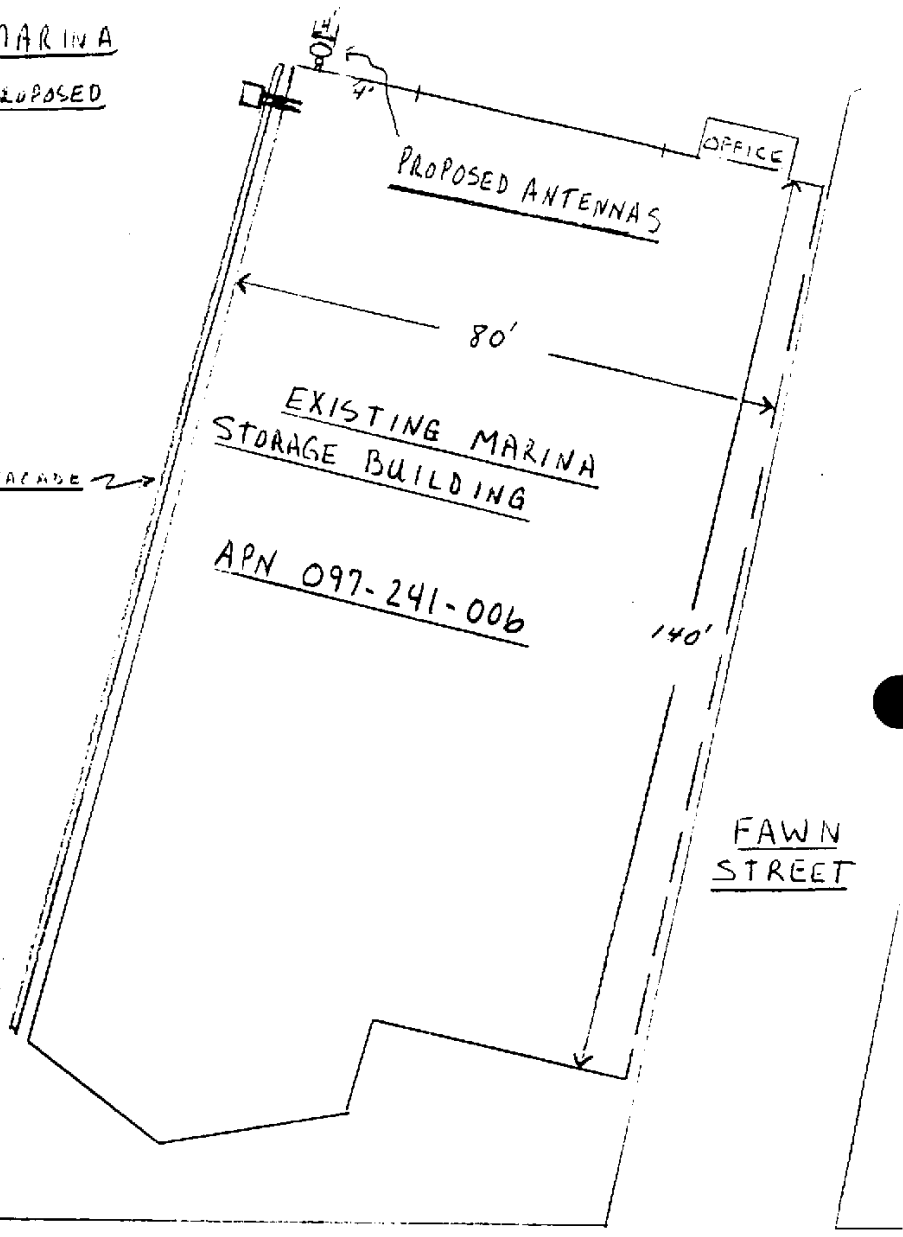
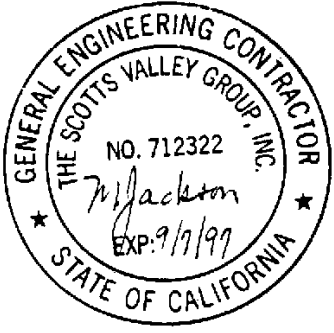
2

LAKE TAHOE

ASPHALT PAVEMENT

TOP VIEW - HOMEWOOD MARINA
STORAGE BUILDING W/ PROPOSED
ANTENNAE

EXISTING FACADE →



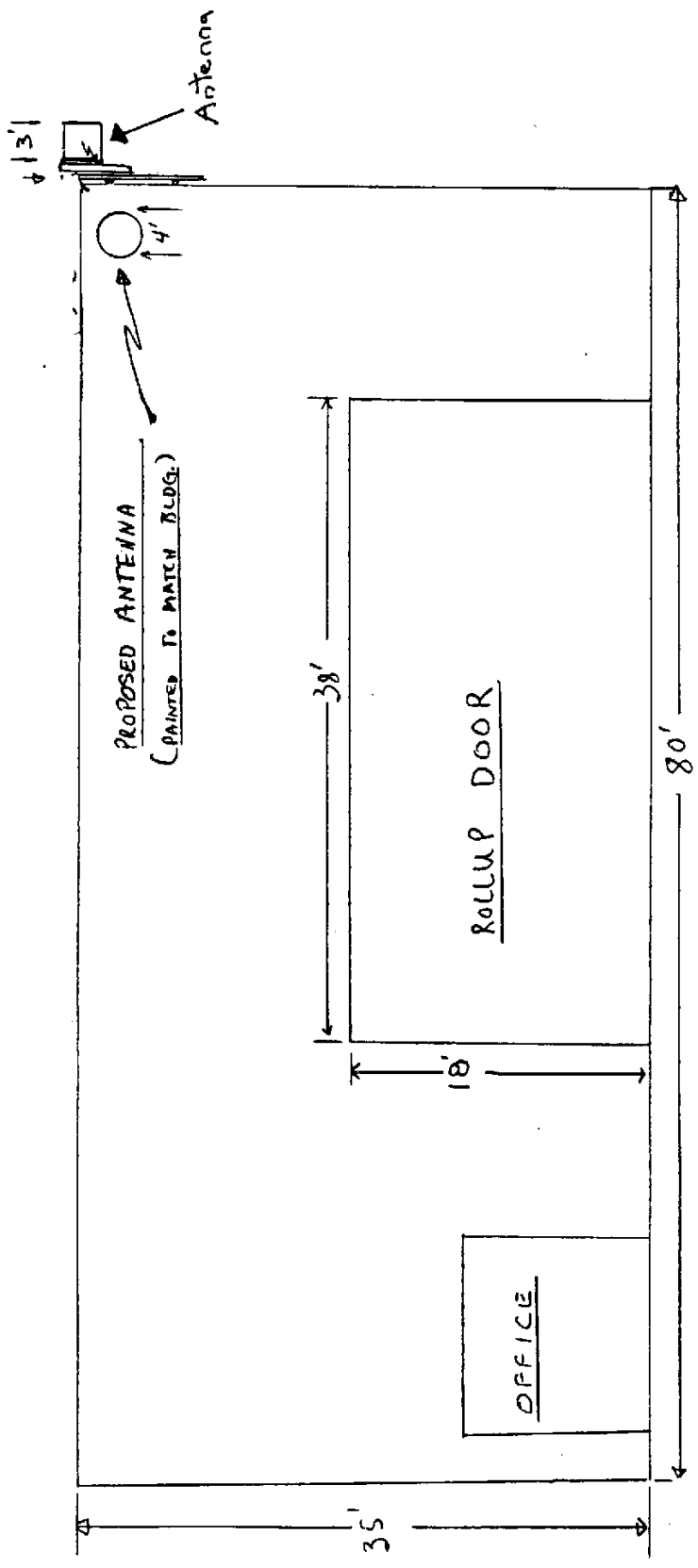
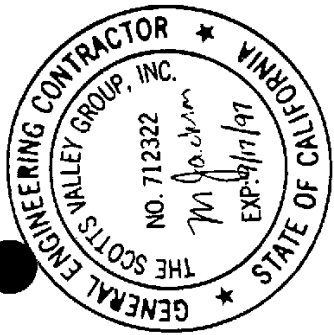
WESTLAKE

HOMEWOOD SKI AREA

14

PARKING LOT

SCOTTS VALLEY GROUP, INC.
GEN. A # 712 322
MAY 22, 1999 M. Jackson



LAKE VIEW

HOMENOOD MARINJA BLDG.	
VERTICAL PLAN	
MAR 20, 1996	M. Jackson

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Ski Way Villas

Application Type: Multi-Family Dwellings and Condominium Subdivision,
Special Use Determination

Applicant: Jim Clark and Paul Zahler

Applicant's Representative: Phil Gilanfarr

Agency Planner: Vanessa Mongeon, Associate Planner

Location: 1004 Tahoe Boulevard, Incline Village, Washoe County, Nevada

Assessor's Parcel Number/Project Numbers: 130-050-04/960249 and 960261

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: This project consists of two separate components. The first component is the construction of eight multi-family units, which consist of four detached structures containing two units each. The proposed project will be constructed on a 65,200 square foot (1.5 acre) parcel located between Tahoe Boulevard (State Route 28) and Ski Way in Incline Village. Each of the four detached two-unit structures will create approximately 2,676 square feet of land coverage. The units are similar in design with common driveways for each of the four structures and a two-car garage for each unit. The four detached duplex units will utilize eight residential allocations, and eight residential development rights.

The second component involves the subdivision of the eight multi-family dwellings (four duplexes). Chapter 43 of the TRPA Code of Ordinances permits subdivisions in urban areas after the approval of an underlying project. The condominium style (airspace ownership) subdivision will create eight building envelopes with a common area, and will change the use from a multi-family development into a single family dwelling development. Multi-family dwellings are a special use in the Plan Area and require the applicable findings, and single family dwellings are an allowable use in the Plan Area.

Site Description: The 65,200 square foot (1.5 acre) parcel is located near the northeast corner of Tahoe Boulevard and Country Club Drive and is within the boundaries of the Incline Village Tourist Community Plan Area. The verified land capability district is class 4 which permits a base allowable land coverage of 13,040 square feet. Surrounding land uses consist of a motel, commercial building, and Sierra Nevada College to the south, vacant land to the north, multi-family dwellings to the east and the IVGID Golf Course to the west.

Issues: The proposed project involves an eight unit multi-family development, and a special use determination (multi-family dwellings), and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code.

1. Scenic Impact: The project will be visible from Tahoe Boulevard (State Route 28). The roadway travel route ratings are not in attainment, however the ratings did not drop when last reviewed in 1991. This project is not expected to contribute to a decline in the roadway travel route ratings. The project, as conditioned, will include dark colors and materials which blend into the natural background, and a landscaping plan which will further screen the project as viewed from Tahoe Boulevard (State Route 28).
2. Subdivision of Post-1987 Structures: The applicant is also proposing to subdivide all eight residential units into a condominium subdivision. The TRPA subdivision ordinance only allows approval of a subdivision in urban areas for existing or approved projects. Urban areas are defined in the TRPA Code of Ordinances as those areas designated as Residential, Tourist, or Commercial/Public Service by the Plan Area Statement. The land use classification for the applicable Community Plan Area Statement (048), for this project is Tourist. The Community Plan Area Statement identifies this area as a preferred affordable housing area. The TRPA Code of Ordinance amendments approved by the TRPA Governing Board on December 21, 1994, which limit the ability to subdivide in preferred affordable housing areas, do not go into effect until December 31, 1996. After December 31, 1996, approval of this project would be prohibited unless TRPA finds the County has demonstrated its commitment to assume its "fair share" responsibility to provide lower and very low income housing within the existing urban areas pursuant to Goal #1 of the TRPA Housing Subelement of the Regional Plan Goals and Policies.

Staff Analysis:

- A. Environmental Documentation: TRPA staff 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 Incline Village Tourist Community Plan Area Statement 048. The Land Use Classification is Tourist and the Management Strategy is Mitigation. The Plan Area Statement identifies this area as a preferred affordable housing area. TRPA staff has reviewed the Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. Multi-family dwellings are listed as a special use and single family dwellings are listed as an allowed use.

C. Land Coverage:

1. Land Capability District:

The verified land capability district of the 65,200 square foot project area is class 4.

2. Total Allowable Land Coverage:

65,200 square feet x 20% = 13,040 square feet.

3. Total Existing Land Coverage:

Total: 527 square feet.

4. Total Proposed Land Coverage:

Residences and garages	10,080 square feet
Decks and porches	480 square feet
Patios	144 square feet
<u>Driveways</u>	<u>2,151 square feet</u>
Total Onsite	12,855 square feet
Total Offsite	2,788 square feet

D. Building Height:

The allowed and proposed building heights for the structures are as follows:

<u>Structures</u>	<u>Slope</u>	<u>Roof Pitch</u>	<u>Allowed Height</u>	<u>Proposed Height</u>
Unit #1/2	14%	4:12	32'3"	31'6"
Unit #3/4	22%	4:12	34'3"	33'9"
Unit #5/6	24%	4:12	34'9"	34'9"
Unit #7/8	24%	4:12	34'9"	34'9"

The proposed building heights comply with Chapter 22 of the TRPA Code of Ordinances.

E. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18 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: Multi-family dwellings are a special use in the Plan Area and single family dwellings are an allowed use. Surrounding land uses consist of a motel, commercial building, Sierra Nevada College to the south, vacant land to the north, several multi-family dwellings to the east and the IVGID Golf Course to the west.
 - (b) Transportation: The permittee shall submit a \$200 air quality mitigation fee for each dvte (daily vehicle trip end) generated as a result of the additional (new) development. For each unit of additional (new) development, the air quality mitigation on a per unit basis will be \$1,294 if the project is approved as multi-family dwelling or \$1,172 if each unit is subdivided and converted to residential condominiums.
 - (c) Conservation: The applicant will be required to apply Best Management Practices (BMPs) to the project area. The project is located within a scenic roadway unit and will be required to mitigate the scenic impacts created by the project. The project is not located within a scenic shoreline unit. 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: Construction of the eight multi-family units will utilize eight allocations. Since this property was given an IPES score, a residential development right has been assigned to the parcel, pursuant to Chapter 21 of the TRPA Code of Ordinances. The applicant will be required to transfer seven development rights to the parcel.

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 area to the east of the project area is developed with several multi-family dwellings. To the south of the the project area is a motel, commercial building, and single family dwellings. The area to the north is vacant, and the area to the west of the project area includes the IVGID Golf Course and Sierra Nevada College.

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

There is no evidence that the proposed project will 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. The applicant will be required to apply both temporary and permanent Best Management Practices to protect the land, water, and air resources of 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 residential use is consistent with the existing residential uses located to the east of the project area, and is not expected to alter the character of the neighborhood. The plan area statement lists multi-family dwellings as a special use and single-family dwellings as an allowed use. The project is part of the Incline Village Tourist Community Plan Area.

7. 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.

The proposed project is visible from a major arterial, Tahoe Boulevard (State Route 28). The maximum proposed building height is 34 feet, 9 inches, which is below the height of the forest canopy as viewed from Tahoe Boulevard (State Route 28). The proposed project is not visible from a scenic turnout, public recreation area or the waters of Lake Tahoe.

- 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 for the construction of the project.
- II. A motion to approve the eight unit multi-family dwelling project based on this staff summary subject to conditions 1 thru 10 listed below.
- III. A motion based on this staff summary, for the findings contained in Section E above, and a finding of no significant environmental effect for the condominium subdivision of the eight residential units.
- IV. A motion to approve the condominium subdivision of the eight residential units based on the staff summary, subject to conditions 11 thru 13 listed below.

- (1) This permit is for the construction and subdivision of eight multi-family dwellings, consisting of four detached structures containing two units each, on property located at 1004 Tahoe Boulevard (State Route 28) in Incline Village (APN 130-050-04).
- (2) The Standard Conditions of Approval listed in Attachment R.
- (3) Prior to permit acknowledgement the following special conditions of approval must be satisfied:

(a) The site plan shall be revised to include:

- (1) The following revised land coverage calculations:

(a) Proposed land coverage shall indicate:

Residences and Garages	10,080 square feet
Decks and porches	480 square feet
Patios	144 square feet
<u>Driveways</u>	<u>2,151 square feet</u>
Total proposed coverage	12,855 square feet

(b) Existing land coverage shall indicate 527 square feet.

(c) A notation indicating that the existing land coverage, 527 square feet, to be removed and revegetated.

- (2) Notations indicating slope stabilization and/or revegetation in the areas between the driveways up to the existing edge of pavement along the entire property frontage.
- (3) The north arrow on the site plan shall be accurately drawn.
- (4) A three-inch layer of gravel (pea or 3/4" drainrock) beneath all raised decks, including driveway decks.
- (5) Location and details of all proposed exterior lighting. All lighting shall be conformance with Subsection 30.8 of the TRPA Code of Ordinances.
- (6) A note indicating that the area outside the proposed building envelopes is "Common Area."

- (7) A construction equipment and material staging area shall be identified on the site plan.
- (8) Location of snow storage areas.
- (b) A landscape plan shall be submitted to TRPA for review and approval prior to final acknowledgement of the permit. The landscape plan shall be designed to screen the proposed multi-family units from Tahoe Boulevard (State Route 28). The proposed landscape plan shall include 20 (twenty) native conifers, on the southwest side of units 7 and 8, minimum size six feet tall. In addition, the landscape plan shall include additional vegetation in the front areas of each unit in conformance with Subsection 30.7 of the TRPA Code of Ordinances. The common area behind the units shall remain as natural vegetation.
- (c) A water quality mitigation fee of \$15,410 shall be paid to TRPA. This fee is based on the creation of 12,328 square feet of base allowable onsite land coverage.
- (d) The permittee shall submit a \$200 air quality mitigation fee for each dvte (daily vehicle trip end) generated as a result of the additional (new) development. For each unit of additional (new) development, the air quality mitigation on a per unit basis will be \$1,294 if the project is approved as multi-family dwelling or \$1,172 if each unit is subdivided and converted to residential condominiums.
- (e) The permittee shall submit an offsite coverage mitigation fee of \$13,940 for the creation of 2,788 square feet of land coverage in the public right-of-way.
- (f) The security required under Standard Condition A.3 of Attachment R shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. Please see Attachment J, Security Procedures. In no case shall the security be less than \$5,000.
- (g) The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installations for the entire project area.

- (h) The permittee shall provide evidence that all basic service requirements for minimum fire flow will be met or exceeded in accordance with Section 27.3.B, Table 27-1 of the TRPA Code.
- (i) The final construction drawings shall have notes indicating conformance to the following design standards for color and roofs:

(1) Color: The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of this structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues.

(2) Roofs: Roofs shall be composed of nonglare earthtone or woodtone materials that minimize reflectivity.

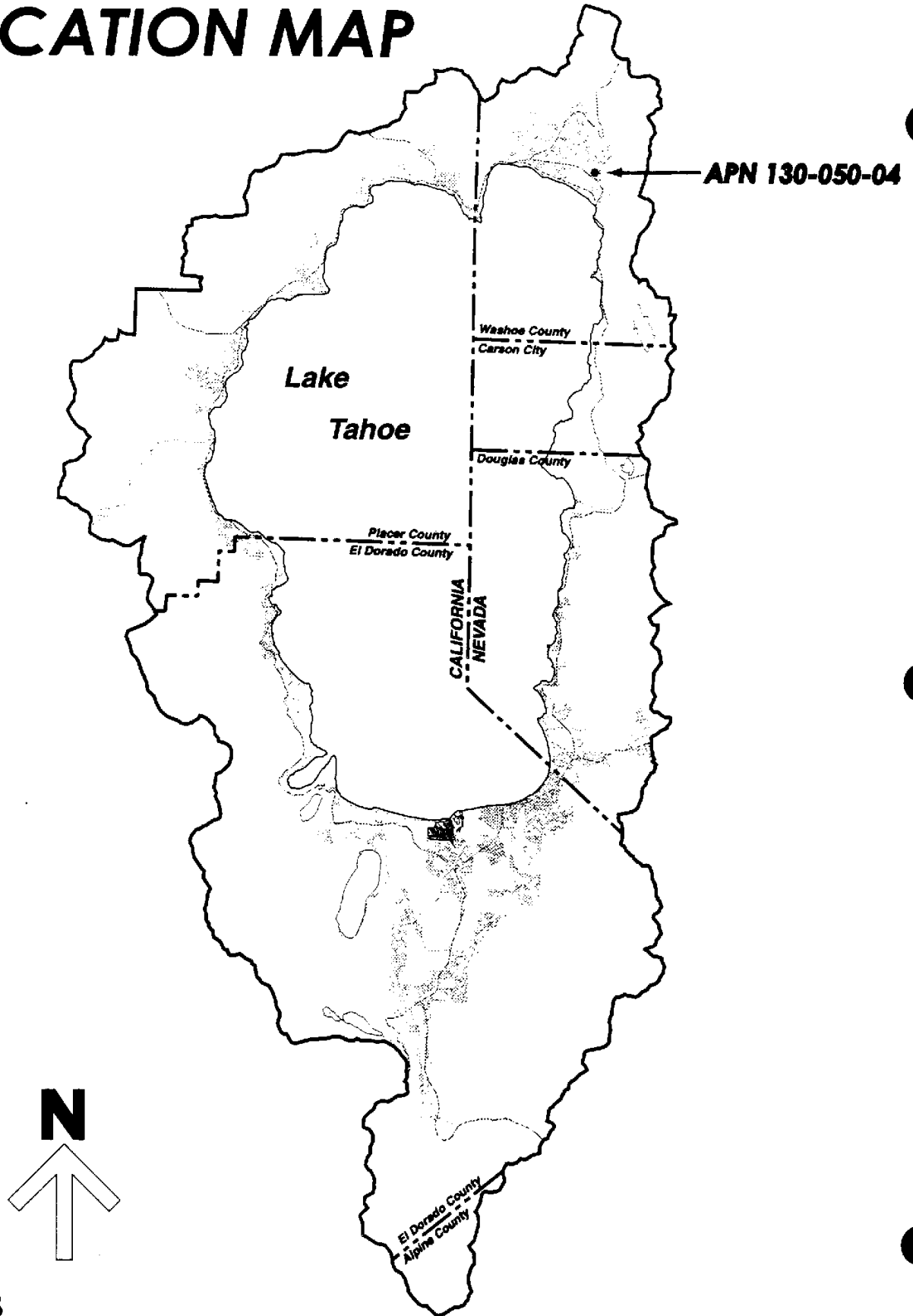
The permittee shall submit color and material samples to TRPA for review and approval prior to final permit acknowledgement.

- (j) The permittee shall complete and record the deed restrictions associated with APNs 129-550-01 and 02, permanently retiring these parcels, and transferring two allocations to APN 130-050-04. Copies of the recorded deed restrictions or the original recorded deed restrictions shall be provided to TRPA prior to permit acknowledgement.
 - (k) Prior to permit acknowledgement seven development rights shall be transferred to the property under separate TRPA approval.
 - (l) The permittee shall submit three (3) sets of final construction drawings and site plans to TRPA.
- (4) Excavation equipment be limited to the foundation foot print to minimize site disturbance.

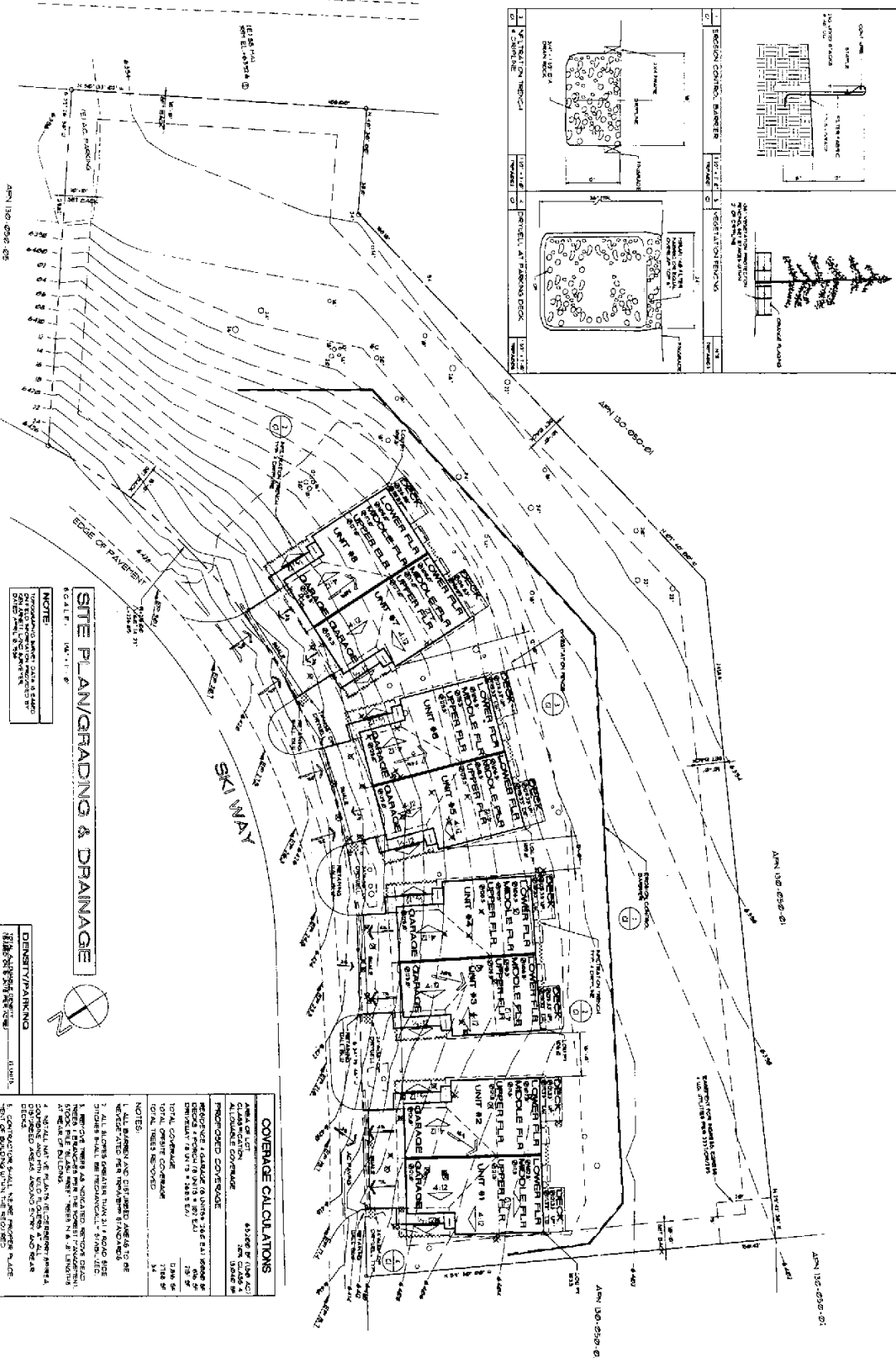
- (5) The architectural design of this project shall include elements that screen from public view all external mechanical equipment, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of nonglare finishes that minimize reflectivity.
- (6) Fertilizer use on this property shall be managed to include the appropriate type of fertilizer, rate, and frequency of application to avoid release of excess nutrients and minimize use of fertilizer.
- (7) Ground disturbance shall be limited to the area within the building footprint and the footprint of the proposed common driveway. The areas outside the proposed building envelopes shall be left in a natural condition. The clearing of vegetation in the common area for any purposes except for creating a "defensible space," is prohibited.
- (8) This permit allows for TRPA approved gas inserts only for the eight multi-family units.
- (9) This permit does not address any signage. Any proposed signage will require a separate TRPA permit.
- (10) All utilities shall be underground.
- (11) If the TRPA Governing Board approves the subdivision, the permittee shall provide, prior to recordation, a final map, or a similar document, for an approved subdivision which contains a signature block for TRPA to document regional approval. A final subdivision map shall be submitted to TRPA within 30 days of recording.
- (12) If the subdivision is approved, the permittee must submit covenants, conditions, and restrictions (CC&Rs) pursuant to Subsection 43.4.M of the TRPA Code of Ordinances for review and approval prior to construction, which must include the following:
 - (i) A requirement that all resident vehicle parking must be in the garages and on the driveway serving each unit so long as the parked vehicle does not extend into the right-of-way of Ski Way.

- (ii) A requirement that each residence comply with the exterior lighting standards as applicable in section 30.8 of the TRPA Code of Ordinances.
 - (iii) A requirement that provisions be made for maintenance of all common area Best Management Practices.
- (13) If the approval for the construction of the eight residential units expires, in whole or in part, then the subdivision map approval is void as to the subdivision of incomplete or unbuilt units. The final subdivision map, if recorded prior to completion of all units, shall include, on its face, this condition. The incomplete or unbuilt units shall revert to common area. In no event shall this approval operate to create a subdivision of land unassociated with a complete residential unit.

LOCATION MAP



TAHOE BLVD



SITE PLAN/GRADING & DRAINAGE

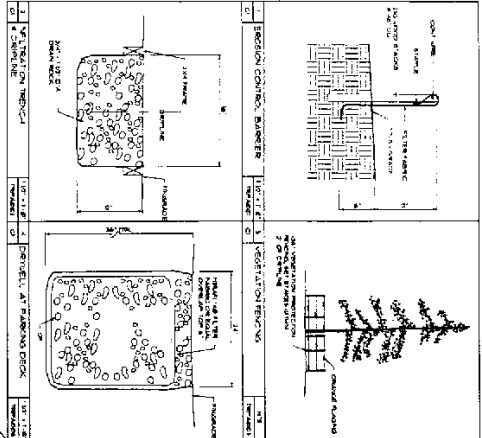
SCALE: 1/8" = 1'-0"

NOTE:
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS.

CONCRETE/PAVING
 1. CONCRETE: 4" MIN. THICKNESS, 2800 PSI COMPRESSIVE STRENGTH.
 2. PAVING: ASPHALT PAVEMENT, 4" MIN. THICKNESS.
 3. FINISH: SMOOTH FINISH FOR CONCRETE, BROOM FINISH FOR ASPHALT.

NOTES:
 1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISH GRADES ARE SHOWN AS DOTTED LINES.
 3. PROPOSED GRADING IS SHOWN AS SOLID LINES.
 4. DRAINAGE IS TO BE TO THE SOUTH.
 5. SEE SEPARATE GRADING AND DRAINAGE PLAN FOR DETAILED INFORMATION.

COVERAGE CALCULATIONS	
AREA OF LOT	45,000 SQ. FT.
AREA OF BUILDING FOOTPRINT	10,000 SQ. FT.
AREA OF DRIVEWAY	2,000 SQ. FT.
AREA OF PARKING	15,000 SQ. FT.
AREA OF LANDSCAPE	18,000 SQ. FT.
TOTAL COVERAGE	45,000 SQ. FT.



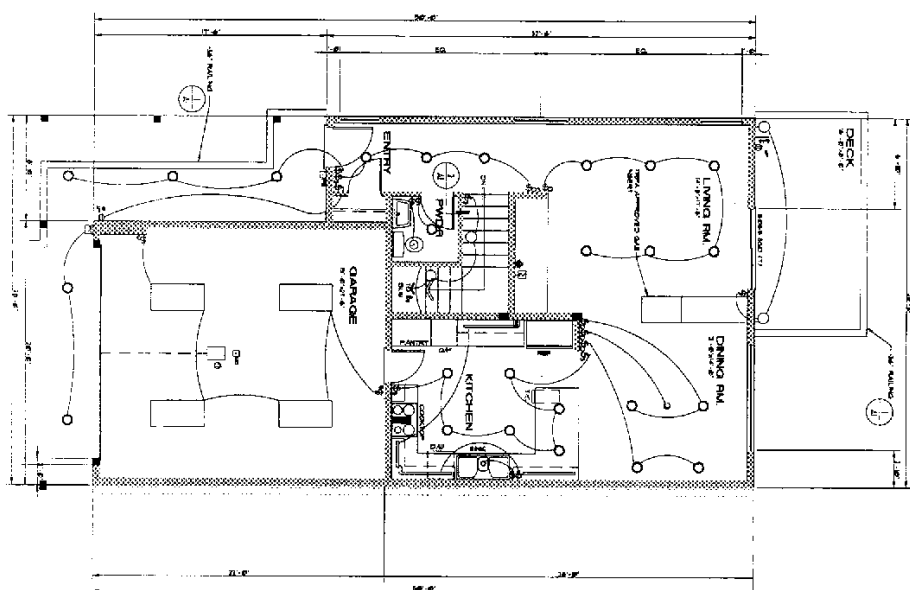
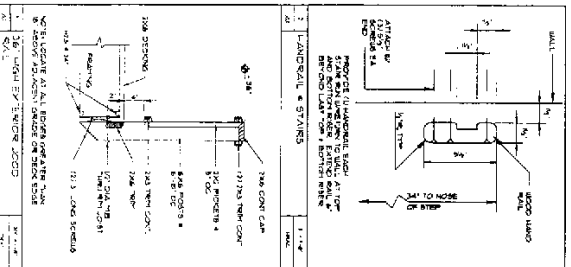
OWNER:
 SHELTER ENTERPRISES, INC.
 10000 TOWN CENTER DRIVE
 LAS VEGAS, NV 89143
 PHONE: (702) 891-8000

ARCHITECT:
 PHILIP GILANFAAR ARCHITECT
 10000 TOWN CENTER DRIVE
 LAS VEGAS, NV 89143
 PHONE: (702) 891-8000

PROJECT:
 8 UNIT TOWNHOMES FOR
SKI WAY VILLAS
 10000 TOWN CENTER DRIVE
 LAS VEGAS, NV 89143

LEGEND

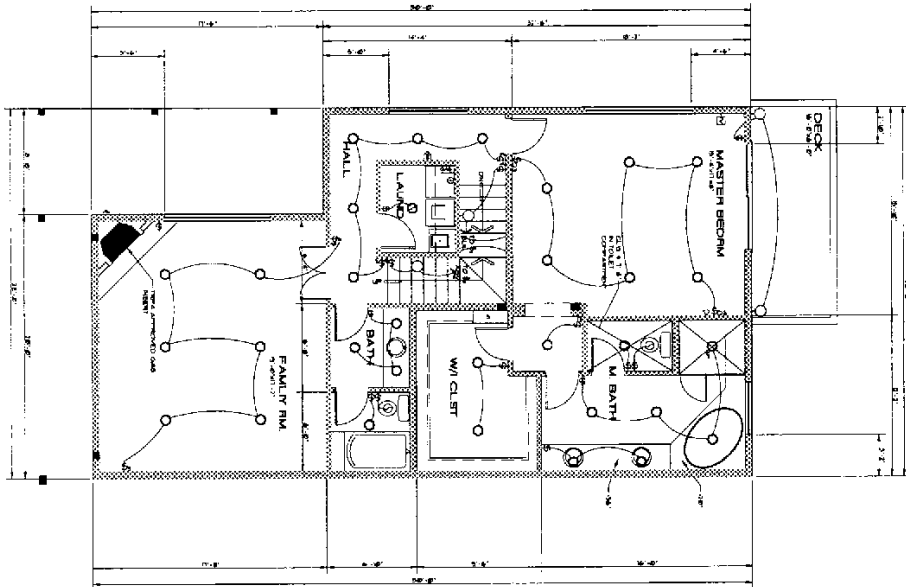
- 1. FINISHED, VERTICAL
- 2. FINISHED, HORIZONTAL
- 3. FINISHED, SLOPED
- 4. FINISHED, CURVED
- 5. FINISHED, UNIFORM
- 6. FINISHED, VERTICAL
- 7. FINISHED, HORIZONTAL
- 8. FINISHED, SLOPED
- 9. FINISHED, CURVED
- 10. FINISHED, UNIFORM
- 11. FINISHED, VERTICAL
- 12. FINISHED, HORIZONTAL
- 13. FINISHED, SLOPED
- 14. FINISHED, CURVED
- 15. FINISHED, UNIFORM
- 16. FINISHED, VERTICAL
- 17. FINISHED, HORIZONTAL
- 18. FINISHED, SLOPED
- 19. FINISHED, CURVED
- 20. FINISHED, UNIFORM



UPPER FLOOR PLAN

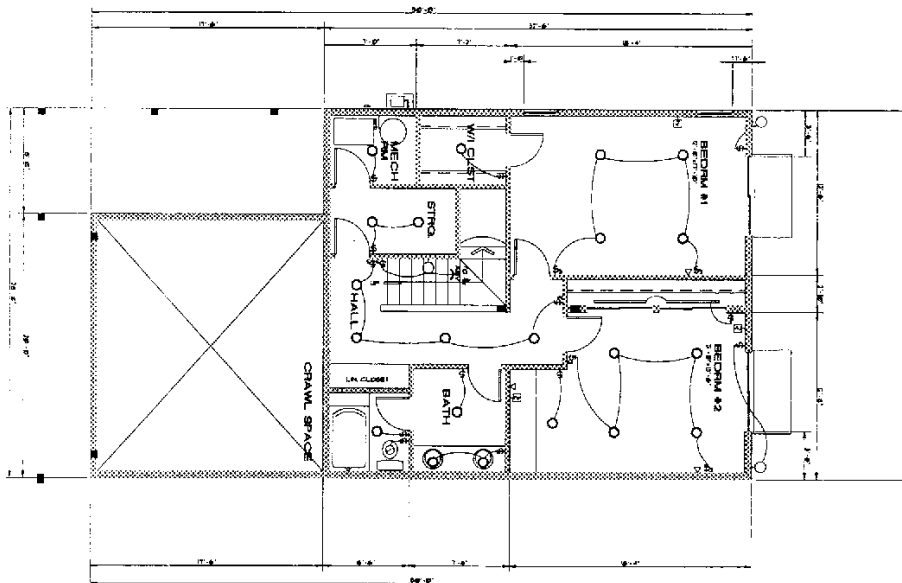
<p>DATE: 11-11-88</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT: 8 UNIT TOWNHOMES FOR SKI WAY VILLAS</p> <p>LOT 1, PARCEL 20, WASHINGTON COUNTY, NEVADA</p>	<p>TITLE: UPPER FLOOR PLAN</p> <p>OWNER: LANCEK DEVELOPMENT, INC. PO BOX 788 MOUNTAIN VIEW, NEVADA PHONE: (702) 891-8813</p>	<p>PAUL OLAMFAR ARCHITECT</p> <p>1010 WEST HIGHLAND AVENUE, SUITE 100 LAS VEGAS, NEVADA 89102 PHONE: (702) 891-8813</p>	<p>NOT TO SCALE</p> <p>ALL DIMENSIONS ARE IN FEET AND INCHES</p> <p>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED</p> <p>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED</p>
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MIDDLE FLOOR PLAN
SCALE: 1/8" = 1'-0"

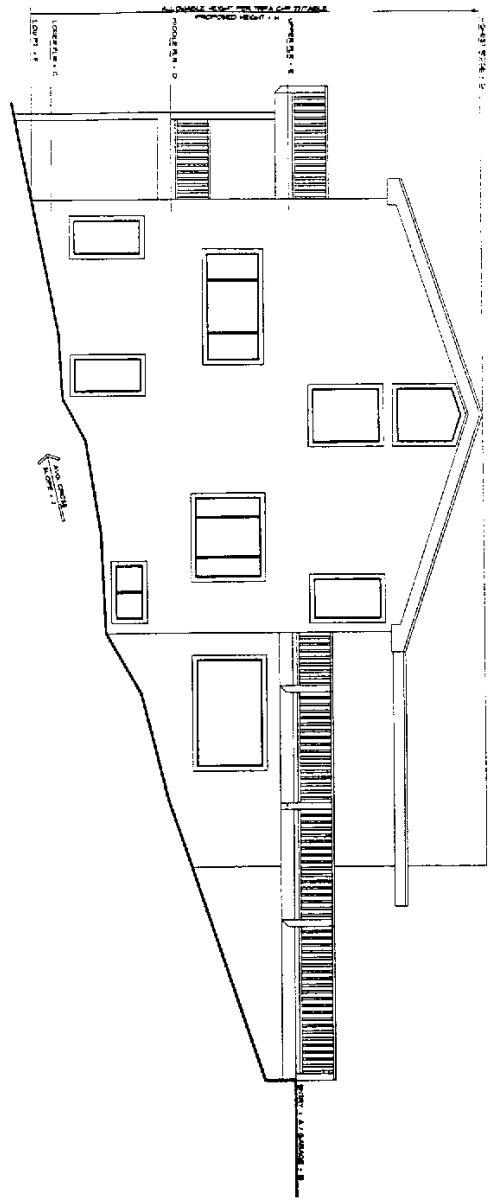


<p>DATE: 12/1/84</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: SKI WAY VILLAS</p> <p>OWNER: PHILIP OLANFAIR ARCHITECT</p> <p>NO. 3, HUNTERS HILL, WASHINGTON COUNTY, NEVADA</p>	<p>OWNER:</p> <p>2348 W. OVERLOOKS AC</p> <p>PO BOX 784</p> <p>SKI WAY VILLAS, WY 82907</p> <p>PHONE: (702) 83-8400</p> <p>(702) 831-9000</p>	<p>PHILIP OLANFAIR ARCHITECT</p> <p>NO. 3, HUNTERS HILL, WASHINGTON COUNTY, NEVADA</p> <p>(702) 831-9000</p>
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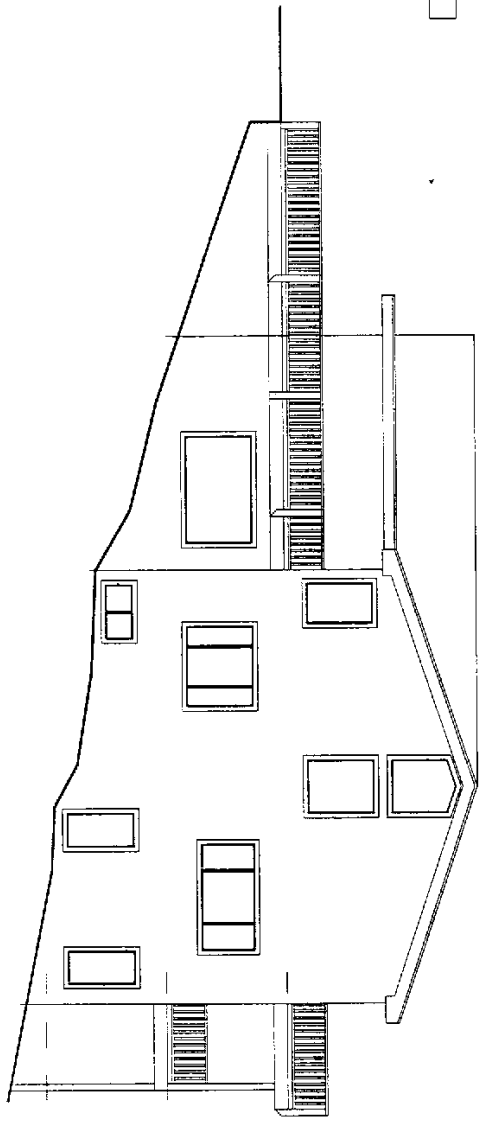
OWNER: PHILIP AN
 DRAWN: PHILIP AN



<p>OWNER PHILIP AN 1001 W. WASHINGTON ST. SUITE 100 LAS VEGAS, NV 89102 PHONE: (702) 331-1000</p>	<p>ARCHITECT PHILIP AN 1001 W. WASHINGTON ST. SUITE 100 LAS VEGAS, NV 89102 PHONE: (702) 331-1000</p>	<p>DATE: 10/15/00</p>	<p>PROJECT: SKI WAY VILLAS</p>	<p>LOWER FLOOR PLAN</p>
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"

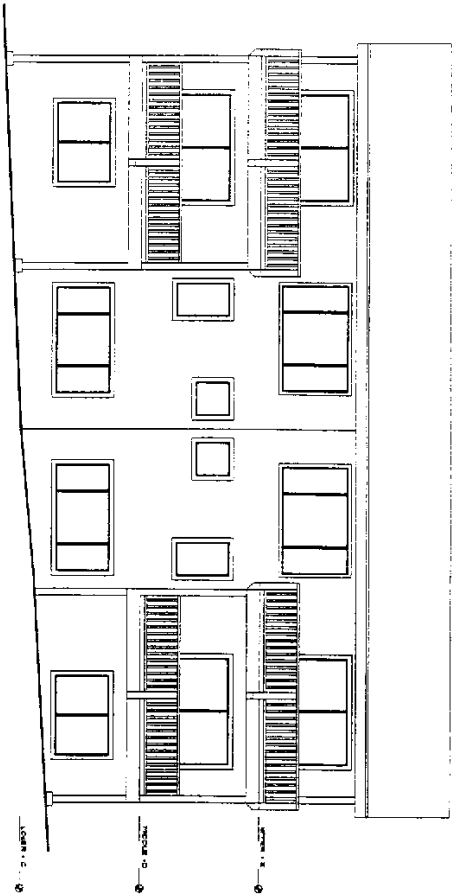


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

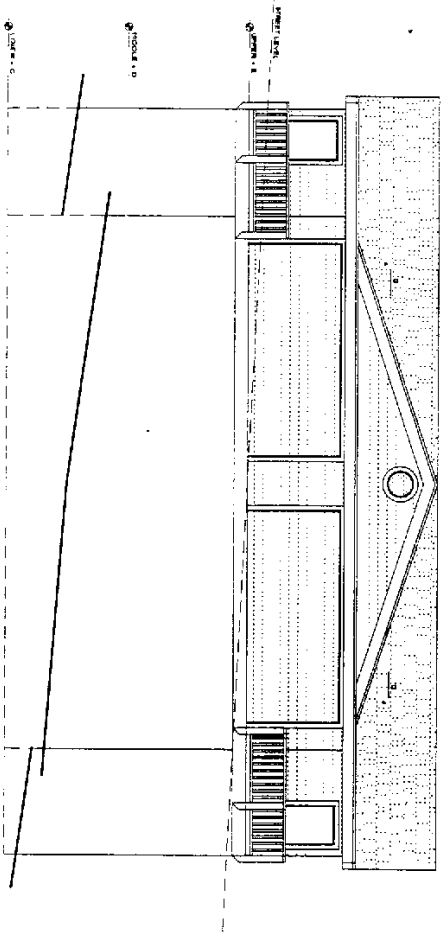
REPORT CALCULATIONS

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	FOUNDATION	sq ft	100	10.00	1000.00
2	FLOORING	sq ft	200	5.00	1000.00
3	WALLS	sq ft	300	15.00	4500.00
4	ROOFING	sq ft	150	10.00	1500.00
5	MECHANICAL	hr	50	20.00	1000.00
6	ELECTRICAL	hr	30	15.00	450.00
7	PAINTING	sq ft	100	5.00	500.00
8	LANDSCAPE	sq ft	50	10.00	500.00
9	CONCRETE	cu yd	10	100.00	1000.00
10	IRONWORK	lb	500	2.00	1000.00
11	GLASS	sq ft	50	20.00	1000.00
12	DOORS	each	10	100.00	1000.00
13	WINDOWS	each	20	50.00	1000.00
14	STAIRS	sq ft	50	10.00	500.00
15	CEILING	sq ft	200	5.00	1000.00
16	MECHANICAL	hr	50	20.00	1000.00
17	ELECTRICAL	hr	30	15.00	450.00
18	PAINTING	sq ft	100	5.00	500.00
19	LANDSCAPE	sq ft	50	10.00	500.00
20	CONCRETE	cu yd	10	100.00	1000.00
21	IRONWORK	lb	500	2.00	1000.00
22	GLASS	sq ft	50	20.00	1000.00
23	DOORS	each	10	100.00	1000.00
24	WINDOWS	each	20	50.00	1000.00
25	STAIRS	sq ft	50	10.00	500.00
26	CEILING	sq ft	200	5.00	1000.00
27	MECHANICAL	hr	50	20.00	1000.00
28	ELECTRICAL	hr	30	15.00	450.00
29	PAINTING	sq ft	100	5.00	500.00
30	LANDSCAPE	sq ft	50	10.00	500.00
31	CONCRETE	cu yd	10	100.00	1000.00
32	IRONWORK	lb	500	2.00	1000.00
33	GLASS	sq ft	50	20.00	1000.00
34	DOORS	each	10	100.00	1000.00
35	WINDOWS	each	20	50.00	1000.00
36	STAIRS	sq ft	50	10.00	500.00
37	CEILING	sq ft	200	5.00	1000.00
38	MECHANICAL	hr	50	20.00	1000.00
39	ELECTRICAL	hr	30	15.00	450.00
40	PAINTING	sq ft	100	5.00	500.00
41	LANDSCAPE	sq ft	50	10.00	500.00
42	CONCRETE	cu yd	10	100.00	1000.00
43	IRONWORK	lb	500	2.00	1000.00
44	GLASS	sq ft	50	20.00	1000.00
45	DOORS	each	10	100.00	1000.00
46	WINDOWS	each	20	50.00	1000.00
47	STAIRS	sq ft	50	10.00	500.00
48	CEILING	sq ft	200	5.00	1000.00
49	MECHANICAL	hr	50	20.00	1000.00
50	ELECTRICAL	hr	30	15.00	450.00
51	PAINTING	sq ft	100	5.00	500.00
52	LANDSCAPE	sq ft	50	10.00	500.00
53	CONCRETE	cu yd	10	100.00	1000.00
54	IRONWORK	lb	500	2.00	1000.00
55	GLASS	sq ft	50	20.00	1000.00
56	DOORS	each	10	100.00	1000.00
57	WINDOWS	each	20	50.00	1000.00
58	STAIRS	sq ft	50	10.00	500.00
59	CEILING	sq ft	200	5.00	1000.00
60	MECHANICAL	hr	50	20.00	1000.00
61	ELECTRICAL	hr	30	15.00	450.00
62	PAINTING	sq ft	100	5.00	500.00
63	LANDSCAPE	sq ft	50	10.00	500.00
64	CONCRETE	cu yd	10	100.00	1000.00
65	IRONWORK	lb	500	2.00	1000.00
66	GLASS	sq ft	50	20.00	1000.00
67	DOORS	each	10	100.00	1000.00
68	WINDOWS	each	20	50.00	1000.00
69	STAIRS	sq ft	50	10.00	500.00
70	CEILING	sq ft	200	5.00	1000.00
71	MECHANICAL	hr	50	20.00	1000.00
72	ELECTRICAL	hr	30	15.00	450.00
73	PAINTING	sq ft	100	5.00	500.00
74	LANDSCAPE	sq ft	50	10.00	500.00
75	CONCRETE	cu yd	10	100.00	1000.00
76	IRONWORK	lb	500	2.00	1000.00
77	GLASS	sq ft	50	20.00	1000.00
78	DOORS	each	10	100.00	1000.00
79	WINDOWS	each	20	50.00	1000.00
80	STAIRS	sq ft	50	10.00	500.00
81	CEILING	sq ft	200	5.00	1000.00
82	MECHANICAL	hr	50	20.00	1000.00
83	ELECTRICAL	hr	30	15.00	450.00
84	PAINTING	sq ft	100	5.00	500.00
85	LANDSCAPE	sq ft	50	10.00	500.00
86	CONCRETE	cu yd	10	100.00	1000.00
87	IRONWORK	lb	500	2.00	1000.00
88	GLASS	sq ft	50	20.00	1000.00
89	DOORS	each	10	100.00	1000.00
90	WINDOWS	each	20	50.00	1000.00
91	STAIRS	sq ft	50	10.00	500.00
92	CEILING	sq ft	200	5.00	1000.00
93	MECHANICAL	hr	50	20.00	1000.00
94	ELECTRICAL	hr	30	15.00	450.00
95	PAINTING	sq ft	100	5.00	500.00
96	LANDSCAPE	sq ft	50	10.00	500.00
97	CONCRETE	cu yd	10	100.00	1000.00
98	IRONWORK	lb	500	2.00	1000.00
99	GLASS	sq ft	50	20.00	1000.00
100	DOORS	each	10	100.00	1000.00

SHEET A5 OF 5 SHEETS	DRAWN J.S.	CHECKED J.S.	DATE 04/24/04	FILE 04/24/04	PROJECT 8 UNIT TOWNHOMES FOR SKI WAY VILLAS 1001 LAKE BLVD. S. WILHELM VILLAGE NEVADA 89115-1001 CLATSOP COUNTY NEVADA 702-332-2222	OWNER LARGE ENTERPRISES INC 1001 LAKE BLVD WILHELM VILLAGE NEVADA PHONE: 702-332-2222	 PHIL CLAPPART ARCHITECT P.O. BOX 8077 WILHELM VILLAGE NEVADA 89115-8077	



REAR ELEVATION
SCALE: 1/8" = 1'-0"



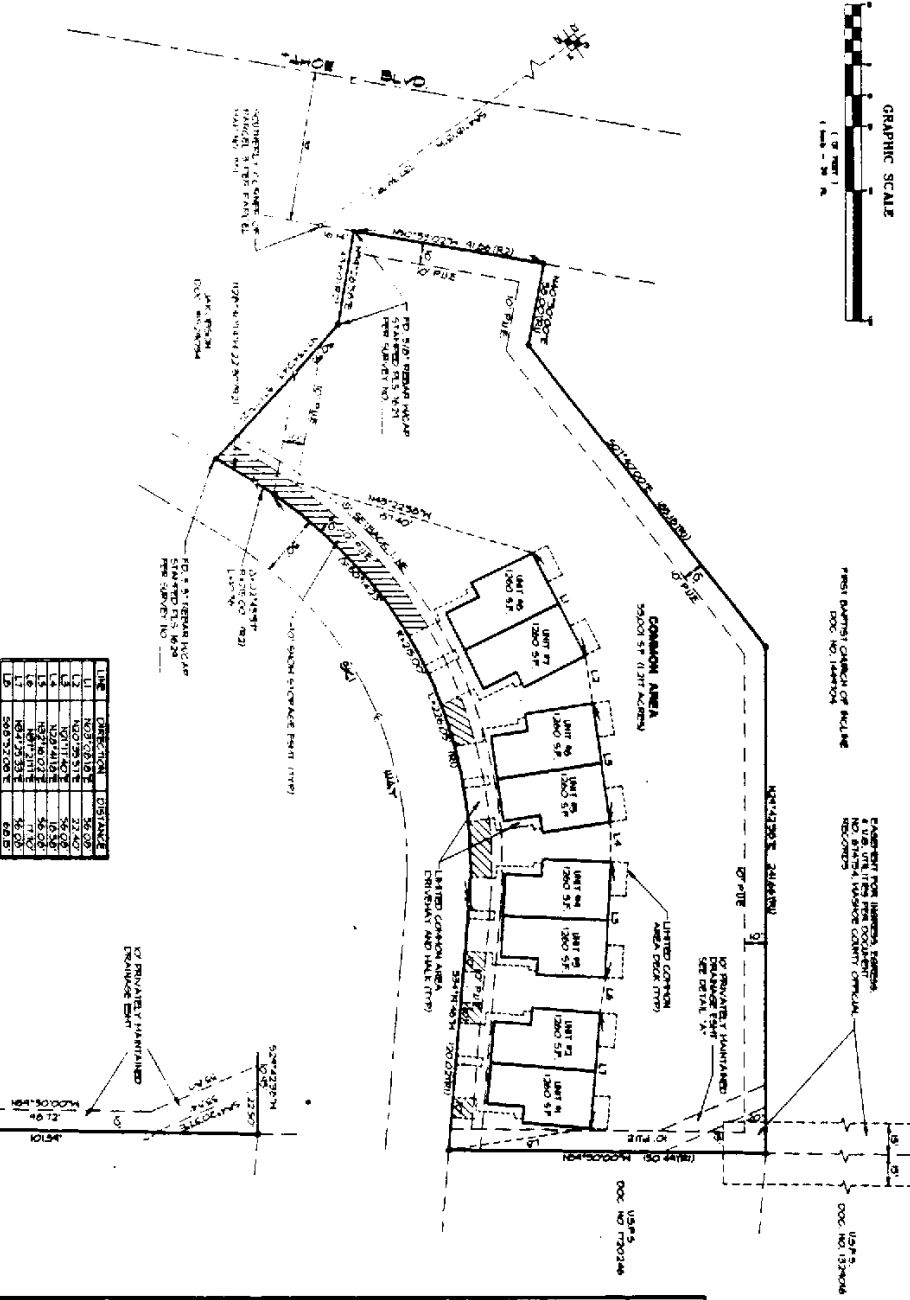
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

34

<p>FILE: EXTERIOR ELEVATIONS</p>		<p>OWNER: CALDEX DEVELOPERS, INC. 4000 W. 1000 N. SALT LAKE CITY, UT 84119 PHONE: (702) 511-1100</p>	<p>PHILP OLSEN/ARCHI ARCHITECT</p> <p>270 WEST 1000 N. SALT LAKE CITY, UT 84119 (702) 511-1100</p>
<p>PROJECT: 8 UNIT TOWNHOMES FOR SKI WAY VILLAS</p> <p>1515 W. 1000 N. SALT LAKE CITY, UT 84119 DATE: 08-20-07</p>			
<p>DATE: 08-20-07</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>FILE: EXTERIOR ELEVATIONS</p>	<p>PHILP OLSEN/ARCHI ARCHITECT</p>



COUNTRY CLUB DRIVE



FRONT YARD SETBACK OF INCLINE
DOC. NO. 152984

FRONT YARD SETBACK
NO. 152984 (SEE PLAT FOR RECORDS)

15' SETBACK
DOC. NO. 152984

15' SETBACK
DOC. NO. 152984

LINE	DESCRIPTION	DISTANCE
L1	N 20° 00' 00" E	22.420'
L2	N 10° 00' 00" E	56.678'
L3	N 89° 59' 59" E	46.678'
L4	N 89° 59' 59" E	46.678'
L5	N 89° 59' 59" E	46.678'
L6	N 89° 59' 59" E	46.678'
L7	N 89° 59' 59" E	46.678'
L8	S 89° 59' 59" E	46.678'
L9	S 89° 59' 59" E	46.678'
L10	S 89° 59' 59" E	46.678'
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L98	S 89° 59' 59" E	46.678'
L99	S 89° 59' 59" E	46.678'
L100	S 89° 59' 59" E	46.678'

DETAIL 'A'



IRBA INFORMATION

TOTAL LOT AREA - 63,081 SF (1,144.8 ACRES)

CLASSIFICATION - CLASS 4

ALLOWABLE IMPROVEMENTS COVERAGE - 80.00 SF

IRBA NOTES

1. ALL IMPROVEMENTS SHOWN ON THIS MAP ARE PROPOSED
2. THIS PROJECT IS ALLOWED FOR 2 UNITS
3. FOR ANY ADDITIONAL IRBA INFORMATION REFER TO FILE NO. 201-000000-00

SKI WAY VILLAS
A CONDOMINIUM

SHIBOMON MAP
19

DATE: 11-20-94
SCALE: 1"=60'
JOB: SHIBOMON
DRAWN: JAE/MS
SHEET 2 OF 3

LEGEND

INDICATES SET BACK REQUIREMENTS PER PARCEL PLANS WITH INDICATES FRONT YARD SETBACK PER PARCEL PLANS WITH INDICATES OTHER DIMENSIONS

(R) RECORD DATA FROM PARCEL PLANS AND PER FILE NO. 201-000000

(M) RECORD DATA FROM RECORD OF SURVEY AND PER FILE NO. 201-000000

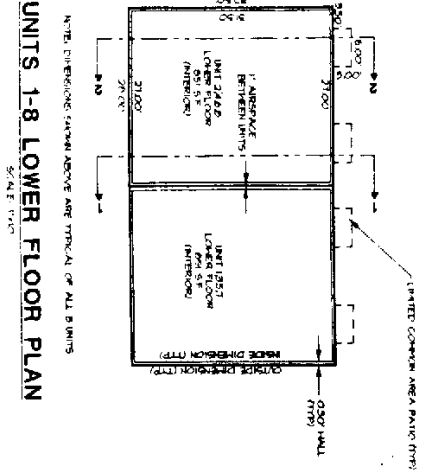
(C) RECORD DATA FROM RECORD OF SURVEY AND PER FILE NO. 201-000000

(S) DIMENSIONS OF SHOWN STORAGE EASEMENT

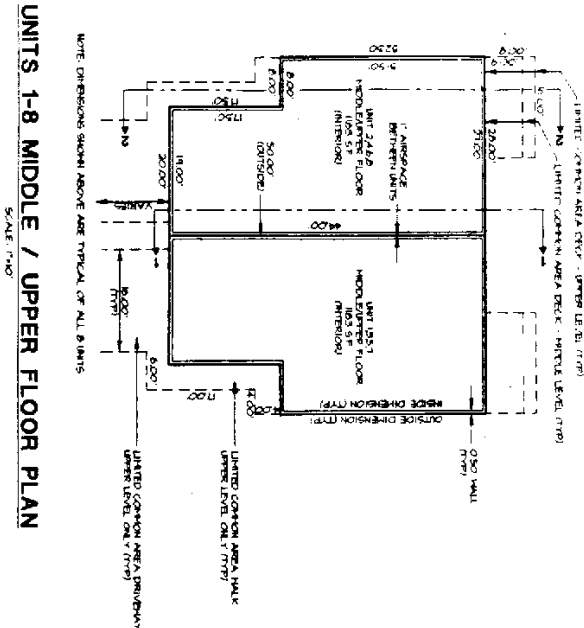
NOTES

1. NO HAZARDOUS SUBSTANCE SHALL BE LOCATED ON A PLAT THAT HAS BEEN ACTIVE DURING THE HOLOGRAPHIC PERIOD OF RECORDATION.
2. THE HOLOGRAPHIC ASSOCIATION SHALL MAINTAIN ALL SETBACKS AND DIMENSIONS SHOWN ON THIS MAP TO BE CORRECTED IN THE EVENT OF ANY DISCREPANCY.
3. ALL COMMON AREA SHOWN ON THIS MAP IS SUBJECT TO A RECORD EXISTING RECORD OF SURVEY AND THE HOLOGRAPHIC ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS.
4. NO DIMENSIONS SHALL BE SMALLER THAN THE DIMENSIONS SHOWN ON THIS MAP.
5. ALL PLAT UNIT DIMENSIONS SHALL INCLUDE CURVE DIMENSIONS.
6. NO DIMENSIONS SHALL BE SMALLER THAN THE DIMENSIONS SHOWN ON THIS MAP.
7. THE HOLOGRAPHIC ASSOCIATION SHALL MAINTAIN ALL SETBACKS AND DIMENSIONS SHOWN ON THIS MAP TO BE CORRECTED IN THE EVENT OF ANY DISCREPANCY.
8. COMMON AREA TO THE FRONT SUBDIVISION EXCEPT UNITS 1-18 AS SHOWN HEREON.
9. SET SHEET 3 OF 3 FOR UNIT DIMENSIONS.
10. NO DIMENSIONS SHALL BE SMALLER THAN THE DIMENSIONS SHOWN ON THIS MAP.

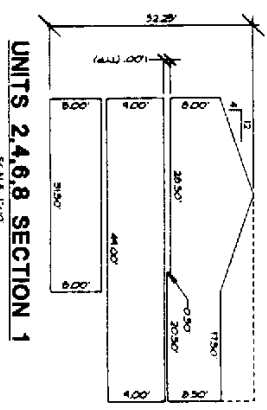
TOTAL LOT AREA = 63,081 SF (1,144.8 ACRES)



UNITS 1-8 LOWER FLOOR PLAN
SCALE: 1/4"

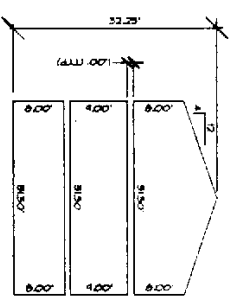


UNITS 1-8 MIDDLE / UPPER FLOOR PLAN
SCALE: 1/4"



UNITS 2468 SECTION 1
SCALE: 1/4"

NOTE: UNITS 1537 ARE A HORIZONTAL SHAPE OF SECTION 1 SHOWN ABOVE.



UNITS 2468 SECTION 2
SCALE: 1/4"

NOTE: UNITS 1537 ARE A HORIZONTAL SHAPE OF SECTION 2 SHOWN ABOVE.

SKIWAY VILLAS
A CONDOMINIUM

SUBMISSION MAP

BEING PART OF 5 TOWN PARCELS, UNIT NO. 2468, FILE NO. 201303, AND A PORTION OF MAP 1 UNIT NO. 1537, ARE SHOWN IN DOCUMENT NO. 201303, OFFICIAL RECORDS OF HONOLULU COUNTY, HAWAII. THIS MAP IS A PRELIMINARY SUBMISSION OF THE HONOLULU COUNTY ENGINEERING DEPARTMENT FOR THE COUNTY OF HAWAII.

DATE: 12-18-2013
JOB: 13-02-013
SCALE: 1/4"

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Lakeside Park Association - Water Treatment Facility

Application Type: Public Service

Applicant: Lakeside Park Association

Applicant's Representative: Susan Simon

Agency Planner: Jim Lawrence, Associate Planner

Location: Pine Boulevard, City of South Lake Tahoe, El Dorado County

Assessor's Parcel Number: 29-036-23

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

Project Description: Lakeside Park Association is proposing improvements to their domestic water system to meet federal standards following the 1986 amendments to the Safe Drinking Water Act. The improvements include expanding the existing building to accommodate a filtration treatment system consistent with federal standards. The project also involves the construction of a 42 foot diameter by 24 foot tall water storage tank. The proposed project will create an additional 675 square feet of land coverage.

Site Description: The site is located on Pine Boulevard between the Station House Inn and Tahoe Country Inn. Surrounding land uses consist primarily of tourist accommodation and residential. There are tourist accommodation uses adjacent to the north, south and east; residential uses are adjacent to the west. The site is flat and consists entirely of land classified as Land Capability 7. The site currently includes one operational and one abandoned well, three hydropneumatic tanks within a wooden enclosure and gravel areas. During the summer months, the site is also used for outdoor church services.

Issue: The proposed project involves an addition of over 1,000 square feet of public service floor area and, therefore, requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) 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. Community Plan: The project is located within the Stateline Community Plan (Lakeside District). The Land Use Classification is Tourist and the Management Strategy is Redirection. Staff has reviewed the subject Community Plan and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. The proposed activity (local public health and safety facility) is listed as an allowed use.

C. Land Coverage:

1. Land Capability District:

The land capability district of the project area is Class 7. The total project area is approximately 12,500 square feet.

2. Existing Coverage:

One Story Building:	1,584 square feet
Shed (Well#3):	66 square feet
AC Parking:	1,208 square feet
Gravel Paths/Sanctuary:	2,785 square feet
Dirt Parking:	674 square feet
Shed/Alter Area	<u>88 square feet</u>
Total:	6,405 square feet

3. Proposed Coverage:

One Story Building:	700 square feet
Shed (Well #3):	66 square feet
AC Parking:	1,208 square feet
New Filter Building:	2,008 square feet
Water Storage Tank:	1,257 square feet
Sidewalk:	212 square feet
New Parking Area:	1,449 square feet
New Generator Room Drive:	<u>180 square feet</u>
Total:	7,080 square feet

4. Allowed Coverage:

Class 7 = 3,750 square feet

5. Coverage Mitigation:

The project area presently exceeds the allowable coverage by 2,655 square feet. The permittee will be required to mitigate the excess land coverage pursuant to Section 20.5.A(3) of the TRPA Code. In addition, the project requires an additional 675 square feet of land coverage. Conditions of approval will require the permittee to transfer 675 square feet to the project area consistent with Chapter 20 of the TRPA Code of Ordinances. In order to allow the additional land coverage the Governing Board must make findings 4, 5, 6 and 7 of Section E, below.

D. Building Height: Based on a 0 percent slope across the building site and a 6:12 roof pitch, the maximum allowed building height for the proposed filtration facility is 31 feet 2 inches. The proposed building height is 19 feet four inches. Based on a 0 percent slope and 0 roof pitch, the maximum allowed height for the water storage tank is 24 feet. The proposed height of the tank is 24 feet. Both of these structures are consistent with TRPA height ordinances.

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

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

(a) Land Use: The project site presently consists of water treatment equipment and an outdoor church. The purpose of this project is to improve the facility to meet requirements of the Safe Drinking Water Act. Local Public Health and Safety Facilities are listed as an allowed use in the applicable Community Plan.

(b) Transportation: The project will not result in an increase of daily vehicle trip ends or vehicle miles traveled and, as such, no significant impacts to transportation have been identified.

(c) Conservation: The site is not visible from a TRPA Scenic Shoreline or Roadway Unit. No sensitive species or cultural resources have been identified within the project area.

(d) Recreation: The project is not located within, or adjacent to, a public recreation area and, as such, the project will not adversely impact the recreation threshold.

(e) Public Service and Facilities: The project has been determined to be necessary to ensure compliance with the Safe Drinking Water Act. The project is on the Five Year List of Public Service Facilities 1995-1999.

(f) Implementation: The project does not require allocations of any units of use, commercial floor area or PAOTs.

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(q) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph 2, above.)

4. The project is on the list of additional public service facilities if required pursuant to Section 33.5.

The project is on the Five Year List of Public Service Facilities.

5. There is no feasible alternative that would reduce land coverage.

The proposed project involves the minimum amount of land coverage necessary to improve the facility in compliance with federal safe drinking water standards.

6. The project, because of its unusual configuration or service requirement, requires special consideration.

The additional land coverage is necessary for the required improvements mandated by the Federal Safe Drinking Water Act.

7. The facility primarily serves the needs of persons other than those who are, or will be residents of the lands in question, or the owners of the land in question.

The facility will serve all of the properties receiving water from the Lakeside Park Association water treatment facility.

- 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. Prior to commencement of construction the following special conditions of approval must be satisfied:
 - A. The permittee shall submit dewatering plans to TRPA for approval prior to permit acknowledgement.
 - B. The site plan shall be revised to include: 1) A slotted drain, and appropriate sized drywell, located along the connection between the existing motel parking area and the proposed paved area; 2) Temporary erosion control structures located along the southern property line; and 3) Vegetation protective fencing installed where appropriate.
 - C. The security required under Standard Condition I.2 of Attachment Q shall be \$2,500.
 - D. The permittee mitigate excess land coverage on this property by submitting an excess coverage mitigation fee, or by removing coverage within Hydrologic Transfer Area Number 4.

The excess coverage mitigation fee shall be calculated as follows:

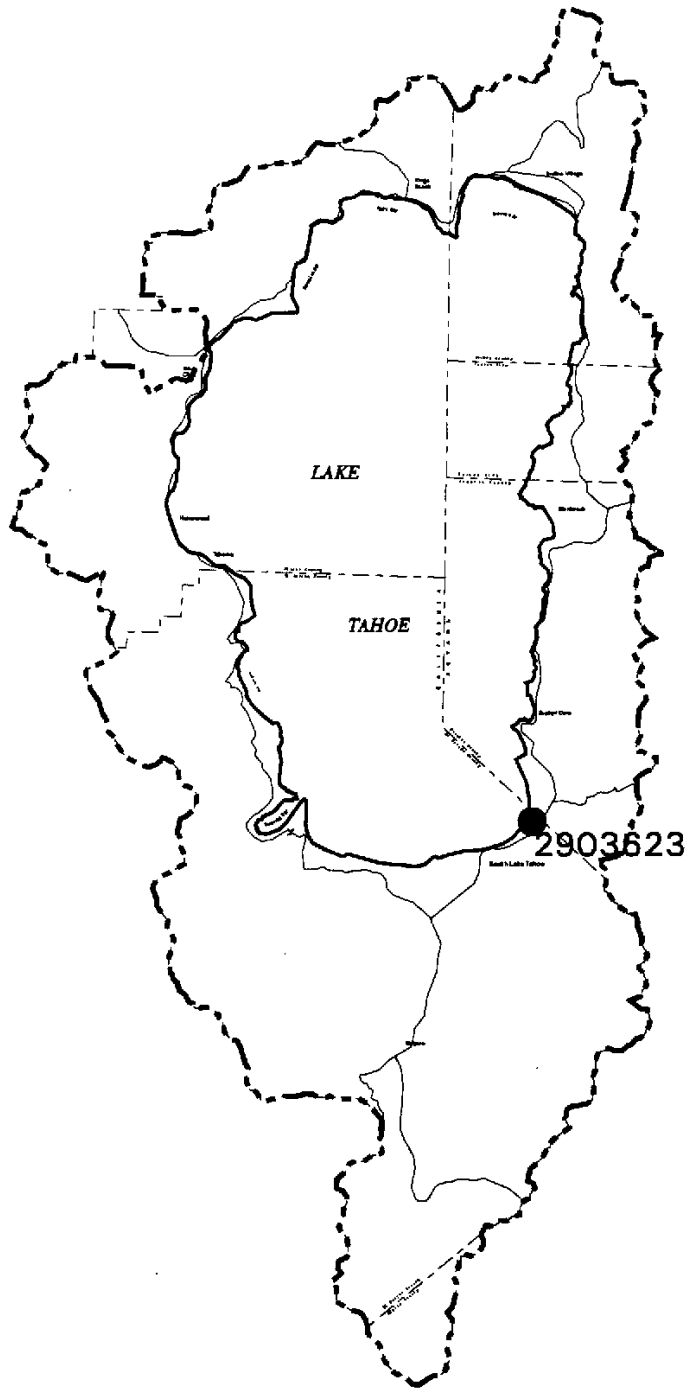
(1) Estimated Project Construction Cost x 0.01

Excess land coverage may be removed in lieu of an excess coverage mitigation fee. To calculate the amount of excess coverage to be removed use the following formula:

(2) Excess Coverage mitigation fee (per formula (1) above) divided by \$5.00 per square foot.

- E. The permittee shall transfer 675 square feet of coverage to this parcel. All transferred coverage shall be from within hydrologic Area 4. (Note all coverage transfers must be in compliance with Chapter 20 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.)
- F. The permittee shall submit building and material samples for the proposed building and water storage tank. All colors and materials shall be consistent with the Design Review Standards and Guidelines of the Stateline Community Plan. All colors and material must be approved by TRPA prior to acknowledgment of this permit.

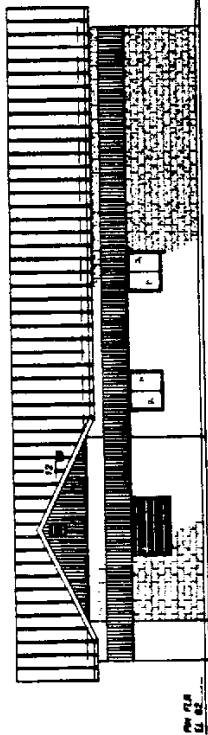
- G. The permittee shall submit a landscape plan designed to screen the improvements when viewed from public streets and adjacent properties. The landscape plan shall include, but not be limited to, the following:
- (1) At least four 15 gallon Jeffrey pine trees (or similar species) in the norther portion of the project site.
 - (2) At least five 15 gallon poplars (or similar species) in the norther portion of the site.
 - (3) At least three 15 gallon Jeffrey pine trees (or similar species) in the area of the site plan denoted as "turf".
 - (4) At least three 15 gallon Jeffrey pine trees (or similar species) located along the western edge of the property. The purpose is to screen the proposed water storage tank from residences to the west.
- H. The permittee shall consolidate the portions of lots 9 and 10, comprising APN 23-036-23, into one legal lot of record pursuant to applicable local subdivision ordinances and state subdivision law, or the permittee shall record a deed restriction permanently consolidating the affected lots.
- I. The permittee shall submit 5 sets of final construction drawings and site plans to TRPA.
3. Any exterior lighting shall conform to Chapter 30 of the TRPA Code of Ordinances.
 4. The architectural design of this project shall include elements that screen from public view all external mechanical equipment and refuse enclosures. The materials used for screening shall be approved by TRPA prior to installation.
 5. All spoil materials shall be stored up-slope from construction trenches during the water line replacement. Temporary erosion control structures shall be located downslope of proposed construction areas where trenching does not capture surface runoff.



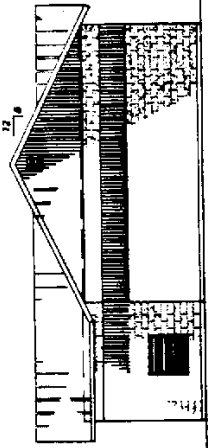
TAHOE
REGIONAL
PLANNING
AGENCY

PROJECT LOCATION

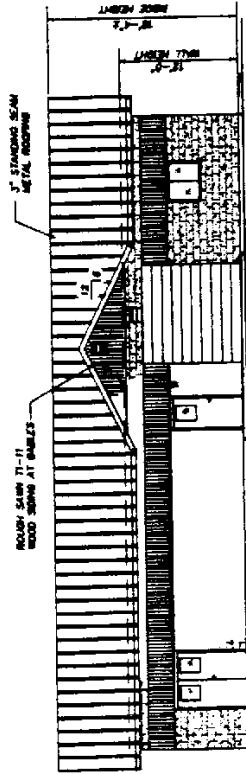




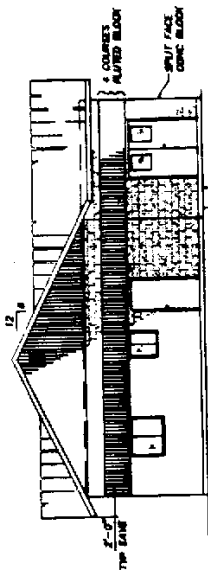
NORTH ELEVATION
3/16 - 1-9



WEST ELEVATION
3/16 - 1-9



SOUTH ELEVATION
3/16 - 1-9



EAST ELEVATION
3/16 - 1-9

COLOR SCHEDULE ADDENDUM
 SPLIT FACE BLOCK - LIGHT TAN
 FLUTED BLOCK - DARK BROWN
 METAL SILLING - LIGHT TAN TO MATCH BLOCK
 METAL ROOF - DARK GREEN

PERMIT CALCULATION
 6 SLOPE ADDRESS SITE 12'-0"
 BUILDING HEIGHT 6'-1 1/2"
 BUILDING FOOTPRINT 18'-0"
 ACTUAL BUILDING HEIGHT 18'-0"
 MAY ALLOWABLE BUILD HEIGHT 31'-0"

SLOPE ADDRESS SITE: DE



LAKESIDE PARK ASSOCIATION
WATER TREATMENT FACILITIES

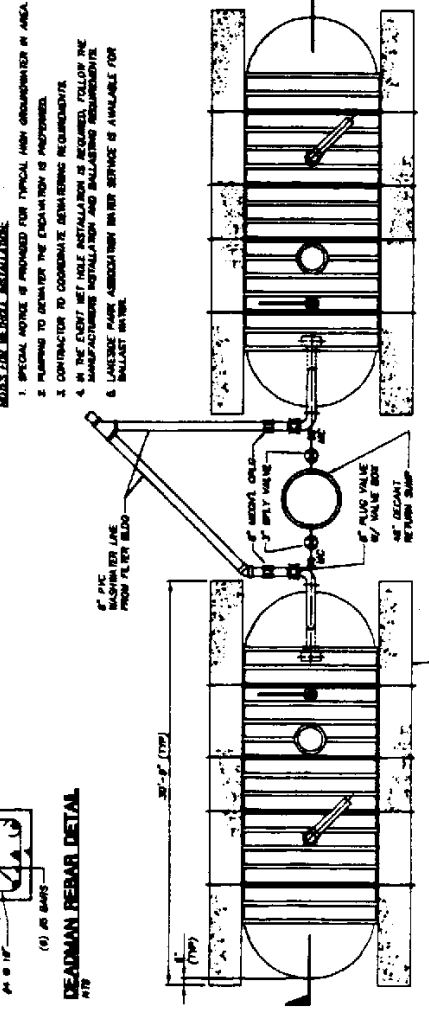
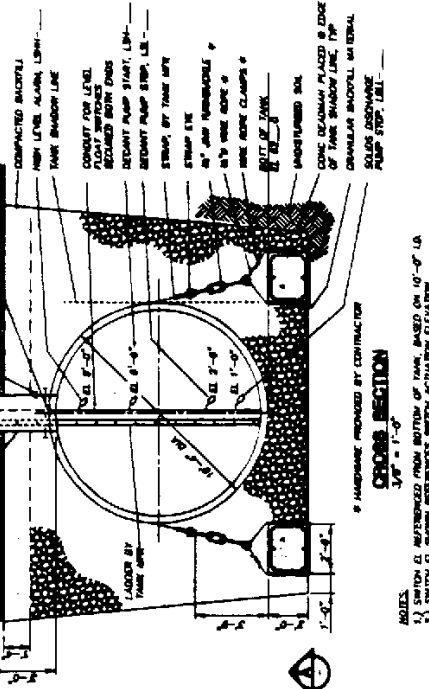
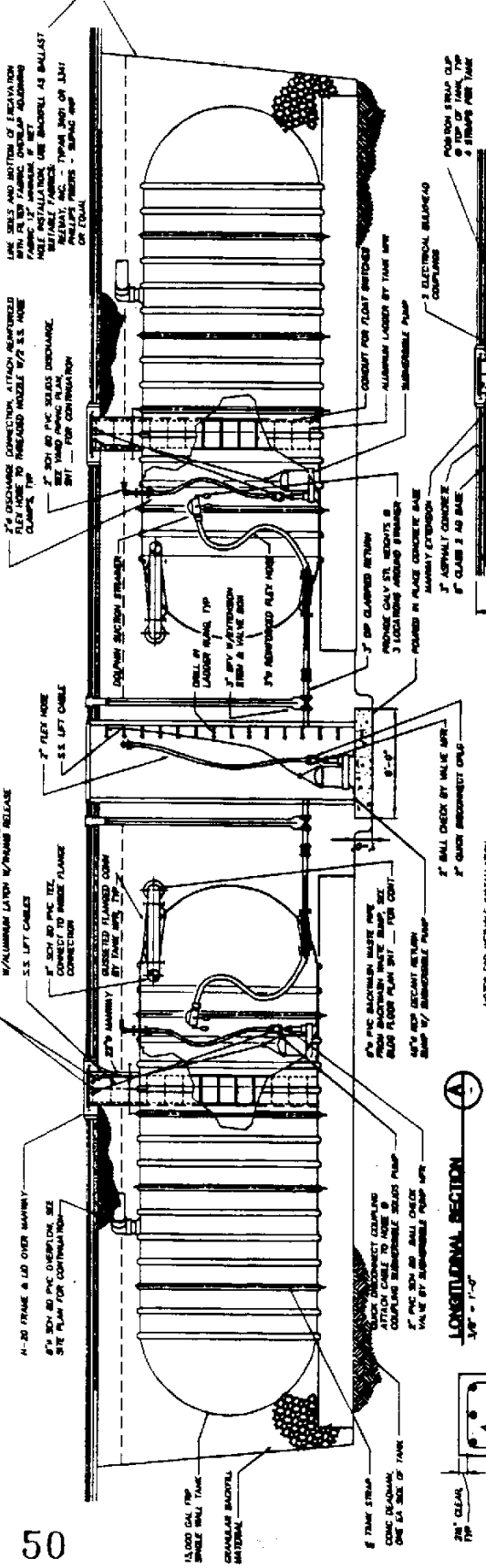
SOUTH LAKE TANCHE CALIFORNIA

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TREATMENT BUILDING ELEVATIONS



LINE SIZES AND NOTATION OF ELEVATION SHALL BE SHOWN IN PLAN AND SECTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SHALL BE AS SHOWN IN THIS SET. ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

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ATTACH LEFT CABLES TO LADDER W/ALUMINUM LATCH W/FRAME RELEASE. S.S. LEFT CABLES. 2\"/>

H=20\"/>

NOTES FOR INSTALLER:
 1. SPECIAL NOTICE IS PROVIDED FOR TYPICAL HIGH OVERHEADS IN AREA.
 2. PERMISSIBLE TO REMOVE THE OVERHEADS IF PROHIBITED.
 3. CONTRACTOR TO COORDINATE ALL NECESSARY REQUIREMENTS.
 4. IN THE EVENT NET INSTALLATION IS REQUIRED, FOLLOW THE MANUFACTURER'S INSTALLATION AND BALLASTING RECOMMENDATIONS.
 5. LAKESIDE PARK ASSOCIATION WATER SERVICE IS AVAILABLE FOR BALLAST WATER.

LONGITUDINAL SECTION
 3/8\"/>

DEADMAN FERRAR DETAIL
 R17
 (6) #8 BARS
 4\"/>

NOTES:
 1. SWITCH IS REFERENCED FROM BOTTOM OF TANK BASED ON 10'-0\"/>



LAKESIDE PARK ASSOCIATION
 WATER TREATMENT FACILITIES
 SOUTH LAKE TANKS, CALIFORNIA

WASTEWATER WASTE DECANT TANK
 PLAN, SECTIONS & DETAILS

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: North Tahoe Cruises - Special Event Cruises

Application Type: Shorezone, Tour Boat Operation

Applicant: North Tahoe Cruises

Applicant's Representative: Leah Kaufman

Agency Planner: Jim Lawrence, Associate Planner

Location: 950 North Lake Boulevard, Placer County

Assessor's Parcel Number: APN 94-110-19

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

Project Description: In November 1993, the TRPA Governing Board granted approval to North Tahoe Cruises to operate a new tour boat on Lake Tahoe. The new tour boat (Tahoe Gal) was conditioned at a maximum capacity of 165 passengers and that loading and unloading of passengers would occur at the Lighthouse Shopping Center in Tahoe City. North Tahoe Cruises has requested to revise the permit to allow passengers to board for special event cruises at the following locations:

- 1) Gar Woods Grill and Pier - Carnelian Bay
- 2) Sierra Boat Company - Carnelian Bay
- 3) Tahoe Boat Company - Tahoe City
- 4) Sugar Pine Point Recreation Area
- 5) Round Hill Pines Resort - Round Hill
- 6) Zephyr Cove Resort - Zephyr Cove
- 7) Hyatt - Incline Village
- 8) North Tahoe Marina - Tahoe Vista

North Tahoe Cruises is proposing to utilize these locations to provide private group charters on an "as requested" basis. The maximum capacity of 165 passengers would remain the same and passengers for the special group charters would be bused to these locations to avoid parking conflicts with existing uses.

Site Description: The following is a brief site description of each of the proposed locations:

Gar Woods Grill and Pier: The site is occupied by a restaurant, public pier, restrooms and approximately 100 parking spaces. Tour Boat Operations are listed as an allowed use in the applicable Plan Area (PAS 17).

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CONSENT CALENDAR ITEM 6

Sierra Boat Company: The site is occupied by a marina consisting of a pier, restrooms, buoy field, boat slips, fueling, marine shop and approximately 50 parking spaces. Tour Boat Operations are listed as an allowed use in the applicable Plan Area (PAS 17).

Tahoe Boat Company: The site is occupied by a marina consisting of a public pier, boat slips and fueling. The site also consists of restaurants, retail shops and approximately 175 parking spaces. This location is presently the "home port" for the Tahoe Gal. Tour Boat Operations are listed as an allowed use at this location in the Tahoe City Community Plan.

Sugar Pine Point: The site is managed by the California Department of State Parks as a day use area and consists of picnic facilities, public pier, restrooms and approximately 100 parking spaces. Tour Boat Operations are listed as an allowed use in the applicable Plan Area (PAS 153).

Round Hill Pines Resort: The site is owned by the U.S. Forest Service and consists of a pier, fueling, restrooms and approximately 100 parking spaces. Tour Boat Operations are listed as a special use in the applicable Plan Area (PAS 68).

Zephyr Cove Resort: The site is owned by the U.S. Forest Service and consists of a pier, fueling, restrooms, restaurant, cabins, campground, and approximately 210 parking spaces. The site serves as the base for the M.S. Dixie II tour boat. Tour Boat Operations are listed as an allowed use in the applicable Plan Area (PAS 66).

Hyatt Hotel: The site is occupied by a hotel, restaurant, private pier and approximately 100 parking spaces. Tour Boat Operations are listed as a special use in the Incline Village Community Plan.

North Tahoe Marina: The site is occupied by a marina consisting of a public pier, boat slips, buoy field, fueling facilities, restrooms, marine shop, restaurant and approximately 75 parking spaces. This location was originally approved as the "home port" for the Tahoe Gal. Tour Boat Operations are listed as a special use in the applicable Plan Area (PAS 22).

TRPA staff has reviewed each of these locations and determined that there are adequate facilities to support the proposed special cruises.

Issue: The proposed project involves a new tour boat operation at many of the proposed locations and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The proposed project is listed as a special use in the lakezone and in three of the proposed locations. The special use findings for the lakezone were made as part of the original project approval for operation of the Tahoe Gal.

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

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CONSENT CALENDAR ITEM 6

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/Community Plans: TRPA staff has reviewed the subject Plan Areas and Community plans and has determined that the project is consistent with the applicable planning statements, planning considerations and special policies. Tour Boat Operations are listed as an allowed use in all of the proposed locations except for North Tahoe Marina, the Hyatt Hotel and Round Hill Pines Resort. Tour Boat Operations are listed as a special use in those locations.

D. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18 and 50 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: Tour boat operations are listed as a permissible use in all of the proposed locations. All of the locations have water-oriented facilities associated with the site (e.g. pier, marina, etc.). The proposed project will not alter existing land uses at the proposed locations.

(b) Transportation: Conditions of approval will require that passengers for each of the special cruises be bused to the proposed location, thus, the project will not result in a significant impact to transportation.

(c) Conservation: The project is consistent with the fisheries, shorezone, and scenic subelements of the Conservation Element of the Regional Plan. The project does not involve any additional structures or expansions and therefore will not have any adverse impacts to fisheries, the shorezone, or scenic thresholds.

(d) Recreation: The proposed project will provide recreation to Lake Tahoe and is consistent with the Recreational Element of the Regional Plan.

(e) Public Service and Facilities: The proposed project will not require additional public services or facilities. There is no evidence that the project will adversely affect implementation of the Public Services and Facilities Element of the Regional Plan.

(f) Implementation: The proposed project does not require any allocations of PAOTs or commercial floor area. There is no evidence that the project will adversely affect the Implementation Element of the Regional Plan.

2. The project will not cause the environmental threshold carrying capacities to be exceeded.

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

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

(Refer to paragraph 2, above.)

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

Tour boat operations are a permissible use at each of the proposed locations and all of the proposed locations have adequate parking and docking facilities to support special event cruises. The proposed project will not require any modifications to either the use or structures of the subject parcels.

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 subject tour boat has operated on the waters of Lake Tahoe for approximately two years. North Tahoe Cruises has submitted documentation that the tour boat is consistent with TRPA noise standards. In addition, the tour boat has been inspected by the U.S. Coast Guard for safety standards. There is no evidence that the proposed project will be injurious or disturbing to the health, safety, enjoyment of property, or the general welfare of persons or property in the neighborhood or the region.

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.

Tour boat operations are a permissible use within the applicable Plan Areas and Community Plans. The project is consistent with the special policies and planning considerations for the applicable Plan Areas and Community Plans.

7. The proposed project will not adversely impact: (1) littoral processes; (2) fish spawning; (3) backshore stability; and (4) on-shore wildlife habitat, including wildfowl nesting areas.

The proposed project will utilize existing shorezone structures in which existing boating activity presently occurs. As such, impacts to littoral processes, fish spawning, backshore stability, and on-shore wildlife habitat are not expected.

8. There are sufficient accessory facilities to accommodate the project.

Each of the proposed locations have existing docking facilities and parking facilities to accommodate the proposed project. Conditions of approval will ensure that there is adequate water depth for docking the tour boat. In addition, conditions of approval will require that passengers be bused for each special event cruise. This will eliminate potential parking conflicts.

9. The project is compatible with existing shorezone and lakezone uses or structures on, or in the immediate vicinity of, the littoral parcel, or that modifications of such existing uses or structures will be undertaken to assure compatibility.

The project is compatible with other accessory uses (piers and marinas) in the vicinity.

10. The use proposed in the foreshore or nearshore is water-dependent.

The proposed tour boat will utilize the nearshore or foreshore of Lake Tahoe and is water-dependent.

11. Measures will be taken to prevent spills or discharges of hazardous materials.

This approval will incorporate all of the original conditions of approval for the Tahoe Gal. These conditions prohibit the use of spray painting, the use of tributyltin (TBT), and the discharge of any hazardous materials into the lake.

12. Construction and access techniques will be used to minimize disturbance to ground and vegetation.

The proposed project does not involve any construction.

13. The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters.

The proposed project does not involve additional structures. There is no evidence that the project will adversely impact navigation or create a threat to public safety. The tour boat has passed safety inspection by the U.S. Coast Guard.

14. TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA prior to action being taken on this project.

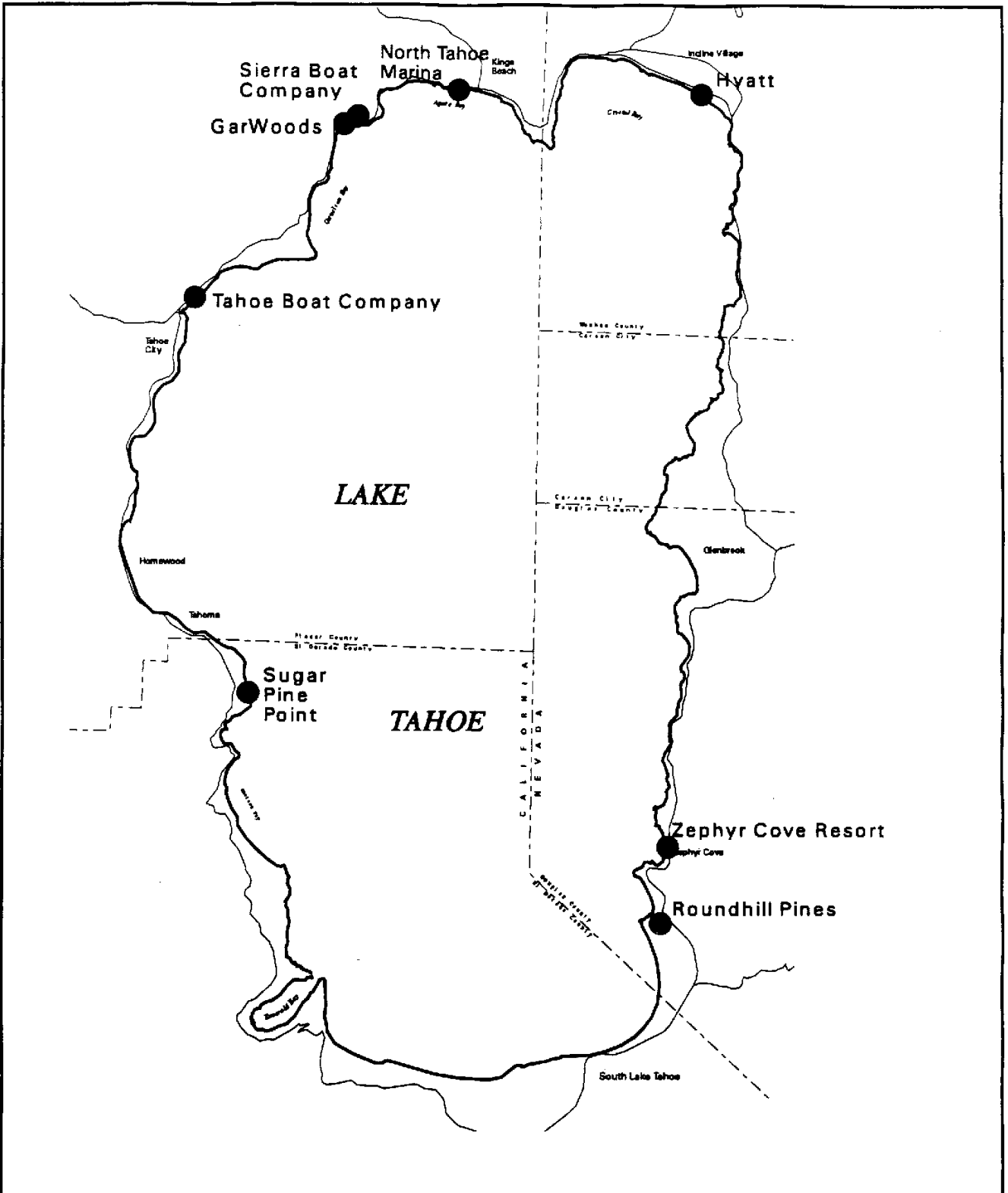
Comments were solicited from the California State Lands Commission, the U.S. Army Corps of Engineers, U.S. Coast Guard, and the California Department of Fish and Game. No adverse comments were received from any of the above agencies.

- E. 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 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 of approval.
- A. This approval authorizes North Tahoe Cruises (Tahoe Gal) to operate special event cruises at the following locations: 1) Tahoe Boat Company; 2) Sugar Pine Point; 3) Roundhill Pines; 4) Zephyr Cove Resort; 5) Hyatt Hotel in Incline Village; 6) North Tahoe Marina; 7) Gar Woods Grill and Pier; and 8) Sierra Boat Company. The maximum occupancy for each cruise is 165 passengers.
- B. The tourboat's propeller wash shall be controlled to eliminate high water currents that could result in detrimental changes in the lake bottom substrate.
- C. Special event cruises shall not occur if water levels are so low that the Tahoe Gal significantly disturbs the lake bottom. "Significant disturbance" shall be defined as the movement of gravel, rock, and cobble size, or larger, lake bottom substrate.
- D. Special event cruises are not permitted at the Hyatt Hotel if lake levels reaches 6224' or lower.
- E. Passengers for the special event cruises shall arrive and leave through mass transit as a group.
- F. Promotion or advertising activities claiming North Tahoe Cruises operates to or from the special event locations is prohibited.
- G. This permit does not authorize any modifications/additions to any existing structures or construction of any new or temporary structures in the shorezone.

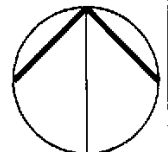
- H. All other conditions of permittee operation of the Tahoe Gal are incorporated herein by reference.

- I. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.



TAHOE
REGIONAL
PLANNING
AGENCY 58

Proposed Cruise Locations



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Bottomley Pier Expansion

Application Type: Shorezone

Applicant: John and Marion Bottomley III

Applicant's Representative: Kevin Agan

Location: 4694 North Lake Boulevard, Placer County

Assessor's Parcel Number/ Project Number: 115-070-07/960095

Agency Staff: Melissa Joyce, Assistant Planner

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

Project Description: The applicant proposes to expand a legally existing, 120 foot-long pier. The expansion consists of an approximately 60 square-foot addition to accommodate installation of a 30-foot by 3-foot catwalk and installation of a boatlift. The project will not extend the pier further into the lake. The proposed project will also include scenic quality mitigation measures. Proposed scenic quality mitigation includes removal of three-fourths (150 square feet) of an existing raised wood walkway that extends along the shore and below the high water line. The portion of the walkway to be removed will be replaced by a ground-level path. The railing will be removed from the remaining walkway, and the resultant structure will be screened by plantings. Landscaping/screening will also be provided for existing upland structures.

Site Description: The site is near Cedar Flat and is in an area mapped and verified as prime fish habitat (spawning habitat). The foreshore consists predominantly of cobble and gravel with some medium to large rocks. TRPA staff have inspected the site and determined that the pier expansion will not degrade fish habitat. The project area consists of one parcel (APN 115-070-07) which is occupied by one single-family dwelling. All adjacent uses are residential.

Issues: The proposed project involves the expansion of a non-conforming pier (based on fish habitat), and therefore requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issues are:

- A. Fish Habitat: The project is within an area that is mapped and verified as prime fish habitat (spawning habitat). TRPA staff have inspected the site and determined that the proposed project will not significantly degrade fish habitat because the expansion will not create an increase in activity associated with the pier. This determination is consistent with past actions of the Governing Board regarding pier expansions.
- B. Scenic Quality: The proposed project is visible from Scenic Shoreline Travel Unit 18. The unit has a Travel Route Rating of 8, which is in attainment with TRPA scenic thresholds. The proposed project includes the removal of three-fourths of the existing raised wood walkway that extends from the pier to an existing pumphouse. The walkway encroaches below the high water line. The portion removed will be replaced with a ground-level path located in the backshore. The railing on the remaining structure will be removed, and landscaping/screening will be provided. Landscaping/screening is also proposed for the upland residence and garage. Staff have reviewed the proposed mitigation measures and determined that the pier expansion, as conditioned, will result in a minor improvement to the existing scenic condition.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff have 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 within Plan Area 14, Cedar Flat. The Land Use Classification is Residential and the Management Strategy is Mitigation. Agency staff have reviewed the subject Plan Area and have determined that the project is consistent with the applicable planning statement, planning considerations and special policies. Piers are listed as allowed accessory structures for the applicable Shorezone Tolerance District (Shorezone Tolerance District 2).

C. Land Coverage:

1. Land Capability District:

The land capability districts of the project area are backshore, Class 2, and Class 4. The total project area is approximately 9,647 square feet.

2. Existing Coverage:

Backshore	217 sq.ft.
Class 2	164 sq.ft.
Class 4	<u>3,204 sq.ft.</u>
Total	3,585 sq.ft.

3. Proposed Coverage:

The applicant is proposing a small walkway relocation in the upland (Class 4) area of the site, and the removal of a large portion of the wood walkway in the backshore. The portion of the walkway removed will be replaced with a ground-level 30 foot-long, 2 foot-wide path to provide access to the pumphouse.

Backshore	144 sq.ft.*
Class 2	147 sq.ft.**
Class 4	<u>3,211 sq.ft.</u>

Total	3,502 sq.ft.
To be banked	43 sq.ft. (Class 1b)
	10 sq.ft. (Class 2)

* Relocation of coverage in the backshore was at a ratio of 1.5 to 1. 30 square feet of coverage has been permanently retired.

** 7 square feet of coverage has been relocated to the upland Class 4 area of the site for an expanded walkway.

4. Allowed Coverage:

Backshore	11 sq.ft.
Class 2	25 sq.ft.
Class 4	<u>1,197 sq.ft.</u>

Total	1,233 sq.ft.
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5. Excess Coverage:

Excess coverage	2,352 sq.ft.
Less	<u>100 sq.ft.</u> (previously mitigated)

Total remaining 2,252 sq.ft.

6. Coverage Mitigation:

The applicant will be required to mitigate remaining excess coverage by paying an excess coverage mitigation fee or by reducing existing coverage pursuant to Subsection 20.5 of the TRPA Code of Ordinances.

D. Shorezone Tolerance District: The subject parcel is located within Shorezone Tolerance District 2. The project, as conditioned, complies with the shorezone tolerance district standards.

E. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 20, 50 and 52 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 present use (single-family dwelling) of the subject parcel is an allowed use within the applicable plan area. The proposed project involves the expansion of an allowed accessory use and is consistent with the applicable Shorezone Tolerance District. The project is consistent with the Land Use Element of the Regional Plan.
 - (b) Transportation: The pier will be used by the owners of the existing residence and, as such, will not result in an increase in vehicle miles traveled (VMTs) and daily vehicle trip ends (DVTEs).
 - (c) Conservation: The project, as conditioned, is consistent with the fisheries, shorezone, and scenic subelements of the Conservation Element of the Regional Plan. The proposed project will result in a minor improvement in the existing scenic condition because of the partial removal of an existing raised wood walkway that extends along the shoreline. The railing will be removed from the remaining portion of the walkway, and the remaining structure will be screened with landscaping. Landscaping/screening of upland structures will also be provided. The project is consistent with the shorezone tolerance district. Fisheries are discussed further in Finding 4, below. Best Management Practices (BMPs) were required to be installed on the property as a condition of a previous approval for an upland addition. No special interest species or historic resources were identified on the parcel.
 - (d) Recreation: The proposed pier expansion will not extend the existing pier further into the lake. As a result, significant impacts to topline trolling and boating have not been identified.
 - (e) Public Service and Facilities: The project does not require additional public services or facilities. There is no evidence that the project will adversely affect implementation of the Public Services and Facilities Element of the Regional Plan.
 - (f) Implementation: The proposed project does not require any allocations of use. There is no evidence that the project will adversely affect the Implementation Element of the Regional Plan.

2. The project will not cause the environmental threshold carrying capacities to be exceeded.

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

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

Refer to paragraph 2, above.

4. The relocation of land coverage within a stream environment zone (i.e., the backshore) results in a net environmental benefit.

A net environmental benefit was achieved by reducing land coverage in the backshore by 30 square feet.

5. The proposed project will not adversely impact: (1) littoral processes; (2) fish spawning; (3) backshore stability; and (4) on-shore wildlife habitat, including wildfowl nesting areas.

The proposed project will not have an impact on littoral processes because the project does not involve a structure that is less than 90 percent open. The proposed project is located within an area mapped as fish spawning habitat; however, TRPA staff have determined that the proposed project will not degrade fish habitat because the expansion will not create an increase in activity associated with the pier. All construction will occur during the non-spawning season. Plantings proposed in the backshore as scenic mitigation will promote backshore stability. The project is not located in an area mapped as on-shore wildlife habitat. Based on the submitted YE, staff have determined that the project will not impact littoral processes, fish habitat, backshore stability, or on-shore wildlife habitat.

6. There are sufficient accessory facilities to accommodate the project.

The pier is located offshore of property occupied by a single-family residence. The pier will only be used by the owners of this property, and the property has adequate parking and access to accommodate the pier.

7. The project is compatible with existing shorezone and lakezone uses or structures on, or in the immediate vicinity of, the littoral parcel; or that modification of such existing uses or structures will be undertaken to assure compatibility.

The project is compatible with other accessory uses (piers and buoys) in the vicinity.

8. The use proposed in the foreshore or nearshore is water-dependent.

The pier is located in the foreshore and nearshore of Lake Tahoe and is water-dependent.

9. Measures will be taken to prevent spills or discharges of hazardous materials.

This approval prohibits the use of spray painting and the use of tributyltin (TBT). Hazardous materials will not be permitted to be stored on the pier.

10. Construction and access techniques will be used to minimize disturbance to ground and vegetation.

The applicant shall not be permitted to store construction materials on the beach. Construction of the pier will be done from the lake, by barge.

11. The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters.

The pier does not extend beyond the pierhead line. The pier will not be extended further into the lake; therefore impacts to navigation are not expected. The project also must be reviewed by the California State Lands Commission and the U.S. Army Corps of Engineers, who make their own public safety findings.

12. TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA prior to action being taken on this project.

This project must receive approval from the California State Lands Commission, the U.S. Army Corps of Engineers, and the California Department of Fish and Game. Comments from the above agencies were solicited as part of the review of this project. No adverse comments were received from any of the above agencies.

13. The expansion decreases the extent to which the structure does not comply with the development standards and/or improves the ability to attain or maintain the environmental thresholds.

The project will not create a degradation of any of the environmental thresholds and will result in an improvement to scenic quality. The project will not result in an impact to fisheries because increased activity associated with the existing pier will not occur as a result of this project. As conditioned, the project will result in an improvement to the existing scenic condition because a large portion of the existing, highly visible raised walkway will be removed. The walkway will be replaced by a ground-level path. The railing will be removed from the remaining walkway, and the remaining structure will be screened by plantings. Landscaping/screening is also proposed for upland structures.

14. The project complies with the requirements to install BMPs as set forth in Chapter 25.

The conditions of approval insure that all required BMPs will be installed.

15. The project complies with the design standards in Section 53.10.

Conditions of approval will ensure that the color of the pier will be earthtone and will blend with the surroundings.

16. The structure has not been unserviceable for more than five years.

The pier has been continually serviceable.

- F. Required Actions: Agency staff recommend 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:

A. The Standard Conditions of Approval listed in Attachment S.

B. This permit is for a pier expansion including an approximately 60 square-foot addition to the pierhead, installation of a 3-foot by 30-foot catwalk, and installation of a boatlift. As scenic mitigation for the proposed pier expansion, three-fourths (150 square feet) of an existing

raised walkway that extends along the shore shall be removed and replaced with a 30 foot-long, 2 foot-wide ground-level path in the backshore. The existing railing shall be removed from the remaining walkway, and the remaining structure shall be screened with plantings and landscaping. The replacement of the walkway shall result in a reduction in land coverage within the backshore and the permanent retirement of 30 square feet of coverage.

C. Prior to commencement of construction the following special conditions of approval must be satisfied:

1. The security required under Standard Condition A.3 of Attachment S shall be equal to 110 percent of the cost of all scenic quality mitigation. The permittee shall submit cost estimates for the scenic mitigation measures including walkway removal and landscaping. Please see Attachment J, Security Procedures.

2. The permittee shall mitigate 2,252 square feet of excess land coverage within the project area by submitting an excess coverage mitigation fee, or by removing coverage within Hydrologic Transfer Area Number 9.

The excess coverage mitigation fee shall be calculated as follows: Estimated Construction Cost x 0.0100. Please provide a construction cost estimate by your contractor, architect or engineer.

Excess land coverage may be removed in lieu of an excess coverage mitigation fee. To calculate the amount of excess coverage to be removed, use the following formula: Excess coverage mitigation fee (per formula (1) above) divided by \$5.00 per square foot).

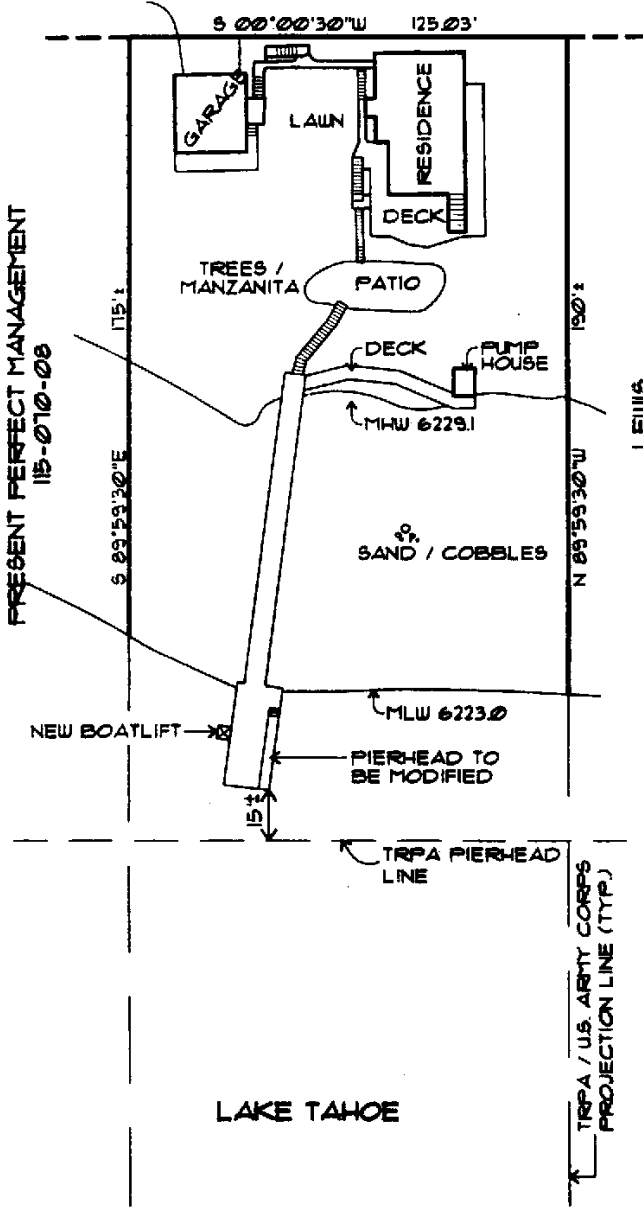
3. The permittee shall submit a pier mitigation fee of \$500 for the addition of a new boatlift.

4. The applicant shall submit a construction schedule prior to commencement of construction. The schedule will identify dates for the following: when installation of temporary erosion control structures will occur; when construction will start; when construction slash and debris will be removed; when installation of all permanent erosion control structures will occur; and when construction will be completed.

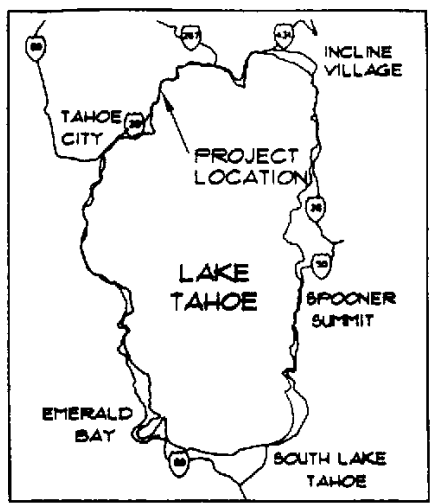
5. The permittee shall submit a landscaping plan and fertilizer management plan to be approved by TRPA, for the screening of the remaining walkway and upland structures.

6. The permittee shall submit to TRPA color and material samples for the pier. All colors and materials for the pier shall be approved by TRPA prior to acknowledgment of this permit.
 7. The applicant shall submit 3 sets of final construction drawings and upland site plans to TRPA.
- D. Spray painting and the use of tributyltin (TBT) is prohibited.
 - E. Storage of construction materials shall be prohibited on the beach or within 50 feet of the beach bluff.
 - F. Disturbance of the lake bed materials shall be kept to the minimum necessary for project construction.
 - G. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
 - H. Gravel, cobble, or small boulders shall not be disturbed or removed to leave exposed sandy areas, before, during, or after construction.
 - I. All construction activity shall take place during the non-spawning season, between July 1 and October 15.
 - J. The applicant shall submit post-construction photos within 30 days of the project completion date, demonstrating any resultant impacts to scenic quality as viewed from 300 feet from shore looking landward and to lake bottom conditions as viewed from the subject parcel.
 - K. The use of wood preservatives on wood in contact with the water is prohibited and extreme care shall be taken to insure that wood preservatives are not introduced into Lake Tahoe.
 - L. Best practical control technology shall be employed to prevent earthen materials to be resuspended as a result of pier construction and from being transported to adjacent lake waters.
 - M. Cassions shall be installed for the construction of the pier pilings.
 - N. No containers of fuel, paint, or other hazardous materials may be stored on the pier.

NORTH LAKE BOULEVARD
(STATE HIGHWAY 28)



SCALE 1" = 50'



VICINITY MAP
NO SCALE

NOTES

- 1) THE PROJECT CONSISTS OF MODIFYING THE EXISTING PIERHEAD AND INSTALLING A BOATLIFT.

RECEIVED

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TAHOE REGIONAL
PLANNING AGENCY

BOTTOMLEY PIER MODIFICATION AND BOATLIFT
4694 NORTH LAKE BOULEVARD, CARNELIAN BAY, CALIFORNIA
PLACER COUNTY APN: 115-070-07

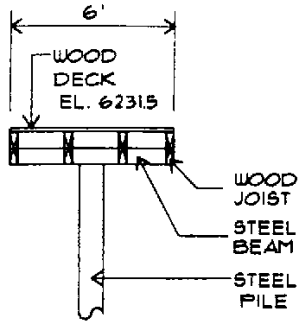
THIS DRAWING IS FOR PERMIT PURPOSES ONLY



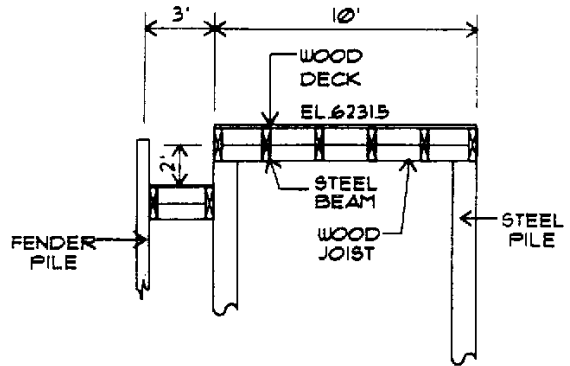
KEVIN M. AGAN
Land & Shorezone Consultant
Post Office Box 171
Tahoe City, California 96145
916.581.1640 Fax 916.581.1641

JANUARY 1996

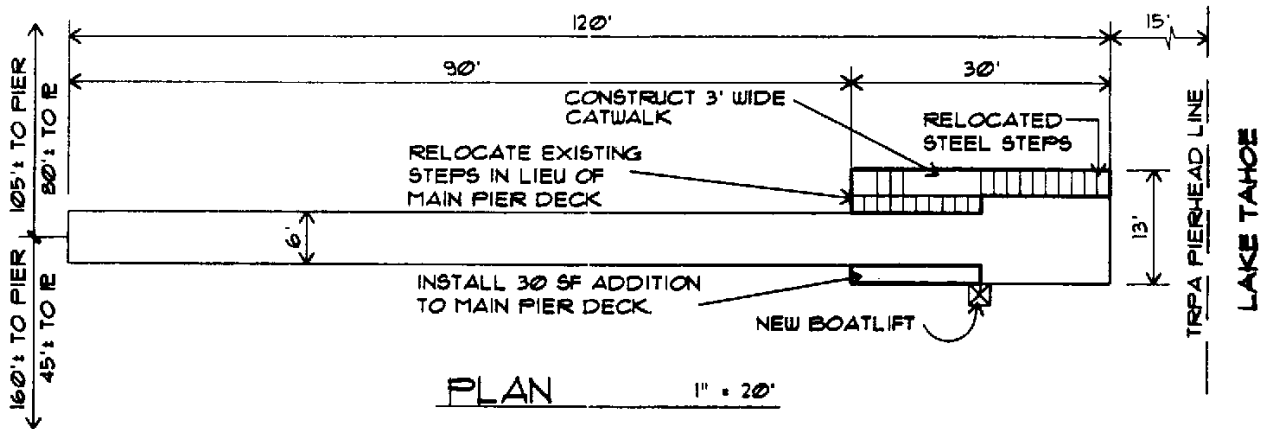
SHEET 1 OF 2



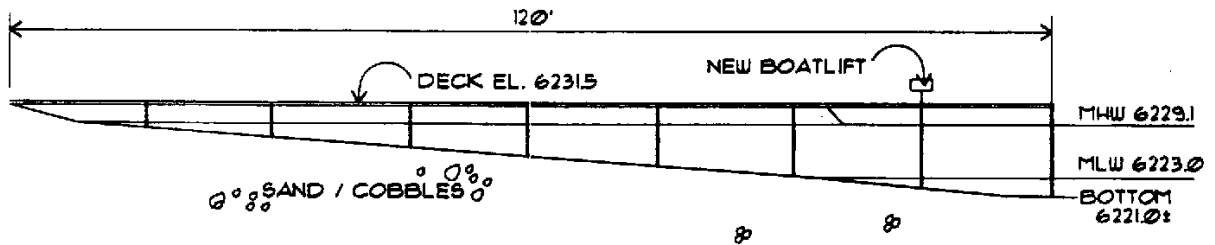
EXISTING WALKWAY SECTION
NO SCALE



PIERHEAD SECTION
NO SCALE



PLAN 1" = 20'



PROFILE 1" = 20'

BOTTOMLEY PIER MODIFICATION AND BOATLIFT
4694 NORTH LAKE BOULEVARD, CARNELIAN BAY, CALIFORNIA
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JANUARY 1996

SHEET 2 OF 2

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
Elks Point, Nevada

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

(702) 588-4547
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MEMORANDUM

August 5, 1996

To: TRPA Governing Board
From: TRPA Staff
Subject: Land Capability Challenge; Konda; APN 117-030-12
256 Rim Drive, Placer County, California

Staff Recommendation

The staff recommends that the Governing Board approve the land capability challenge changing the land capability class from 1c to 5 and 1c (see attached capability boundary map).

Background

The subject parcel is shown as Land Capability Class 1c on the TRPA Land Capability Overlay maps. The Soil Survey for the Lake Tahoe Basin Area places this parcel within the Rx (Rock Outcrop and Rubbleland) soil map unit. A land capability verification was completed on this parcel in May 1995 and the parcel was verified as land capability class 1c. A land capability challenge was filed to confirm the soil series and land capability class for the parcel.

The parcel is a developed residential parcel in the Agate Bay subdivision of Placer County, California (see attached location map). The parcel is approximately 11,800 square feet in size and has a natural slope of 2 to 55 percent.

Findings

This parcel is mapped within geomorphic unit D-1 (Toe slope lands low hazard lands) on the TRPA Bailey Geomorphic Analysis Map of the Lake Tahoe Basin.

The soils investigation was completed by Joseph Pepi, Certified Professional Soil Scientist, and a report was prepared. Based on two soil pits, one representative soil profile was described (see attached Soils Investigation). The soils were found to have physical characteristics most similar to the FuD (Fugawee very stony sandy loams, 2 to 15 percent) and the Rx (Rock Outcrop and Rubbleland) map unit. The FuD map unit is in land capability class 5, and the Rx map unit is in land capability class 1c.

If you have any questions on this agenda item, please contact Joe Pepi, at (702) 588-4547.

/jp
8/6/96

CONSENT CALENDAR ITEM 8

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LOCATION MAP

