

**TRPA
GOVERNING BOARD
PACKETS**

**OCTOBER
1996**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on October 23, 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 October 23, 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 September check register and financial statement; 3) revisions to FY 1996-97 operating budget; 4) amendment of Personnel Policy Manual relative to assignment of special program managers and their salary (Policies 3.1 and 3.2); 5) and member comments. (Committee: Neft, Cole, Heller, Hime, Chairman Bennett)

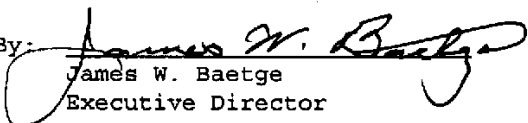
NOTICE IS FURTHER GIVEN that on October 23, 1996, commencing at 8:30 a.m. at the same location, the Legal Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) status of TSPC v. TRPA mediation; 3) Meadville appeal of Executive Director decision requiring IPES score, Placer County; and 4) member comments. (Committee: Miner, Cronk, Sevison, Waldie, Chairman DeLanoy)

NOTICE IS FURTHER GIVEN that on October 23, 1996, commencing at 12:00 noon, during the lunch recess at Passaretti's Restaurant, 1181 Emerald Bay Road, South Lake Tahoe, the Capital Financing Committee will meet. The agenda will be as follows: 1) public interest comments; 2) 1997 legislative packet; 3) update on Nevada Question 12; and 4) member comments. (Committee: Westergard, Miner, Cronk, Waldie, Wynn, Chairman Cole)

NOTICE IS FURTHER GIVEN that on October 23, 1996, commencing at 12:00 noon, during the lunch recess at the Emerald Palace Restaurant, 871 Emerald Bay Road, South Lake Tahoe, the Rules Committee will meet. The agenda will be as follows: 1) public interest comments; 2) amendment of Personnel Policy Manual relative to assignment of special program managers and their salary (Policies 3.1 and 3.2); and 3) member comments. (Committee: DeLanoy, Neft, Sevison, Hime, Chairman Bradhurst)

Date: October 11, 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

October 23, 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 Plan Area Statement 041, Incline Village #3 (Residential), to Permit Multiple Family Dwellings as a Permissible Use on Washoe County APN 129-500-08* 65
 - 1. Determination Regarding Advisory Planning Commission Review and Recommendation on Related Project
 - B. Draft EIS for the Lake Tahoe Shorezone Development Cumulative Impact Analysis 87
- VIII. APPEALS
 - A. Rafton, Appeal of Executive Director Determination Regarding Land Capability, Placer County APN 117-072-08 89
 - B. Meadville, Appeal of Executive Director Decision Requiring IPES Score, Placer County APN 112-220-27 125

IX. PLANNING MATTERS

- A. 1996 Threshold Evaluation Report
 - 1. Noise
 - 2. Soils
 - 3. Stream Environment Zones (SEZs)
 - 4. Recreation

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

- A. Resolution Authorizing Executive Director to Execute a Fund Agreement With Caltrans for the Transportation Management Program

129

XI. ADMINISTRATIVE MATTERS

- A. Building and Erosion Control Awards Presentation - 11:30 a.m.
- B. Resolution Recognizing the Shorezone Partnership Committee
- C. Performance Evaluation of Executive Director (including closed session without action)

133

XII. COMMITTEE RECOMMENDATIONS AND BOARD ACTION

- A. Finance Committee Report
 - 1. Receipt of September Financial Statement and Check Register
 - 2. Revisions to FY 1996-97 Operating Budget
 - 3. Amendment of Personnel Policy Manual Relative to Assignment of Special Program Managers and Their Salary (Policies 3.1 and 3.2)
- B. Legal Committee Report
- C. Capital Financing Committee Report
- D. Rules Committee Report
 - 1. Amendment of Personnel Policy Manual Relative to Assignment of Special Program Managers and Their Salary (Policies 3.1 and 3.2)
- E. Shorezone Policy Committee Report
- F. Local Government Committee Report

G. Performance Audit Committee Report

- 1. Endorsement of Interagency Cooperative Agreement, Including Participation of Nevada Audit Staff
- 2. Work Program Amendment Before Nevada Interim Finance Committee

XIII. REPORTS

- A. Executive Director Monthly Status Report
- B. Legal Division Monthly Status Report
- C. Governing Board Members

XIV. ADJOURNMENT

<u>CONSENT CALENDAR</u>		
<u>Item</u>	<u>Recommendation</u>	
1. North Lake Tahoe Fire Protection District, Land Capability Challenge, Washoe County APN 123-053-04	Approval	1
2. Thompson Commercial Modification, 8619 Speckled Avenue, Placer County APN 07-130-06	Approval With Findings And Conditions	9
3. Elizabeth Peel, Land Capability Challenge, 701 Christina Drive, Washoe County APN 126-251-12	Approval	23
4. Lakeshore Trust, Pier Expansion, 1055 Lakeshore Drive, Washoe County APN 130-230-14	Approval With Findings And Conditions	27
5. Florsheim/Van Voorhis, Pier Expansion/Multiple Use Determination, 850 and 860 West Lake Boulevard, Placer County APNs 83-172-09 and -10	Approval With Findings And Conditions	39
6. Duffield, Pier Expansion/Multiple Use Determination, 797, 803, and 809 Lakeshore Boulevard, Incline Village, Washoe County APNs 122-181-01, -02, -41 and -42	Approval With Findings And Conditions	53

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

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.

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

TAHOE REGIONAL PLANNING AGENCY

308 Doria 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

October 7, 1996

To: TRPA Governing Board

From: TRPA Staff

Subject: Land Capability Challenge; North Lake Tahoe Fire Protection
District; APN 123-053-04 Lakeview Avenue, Crystal Bay, Washoe County, Nevada

Staff Recommendation

The staff recommends that the Governing Board approve the land capability challenge changing the land capability class from 1a to 4.

Background

The subject parcel is shown as Land Capability Class 1a on the TRPA Land Capability Overlay maps. The Soil Survey for the Lake Tahoe Basin Area places this parcel within the UmF (Umpa very stony sandy loam, 30 to 50 percent slopes) soil map unit. No land capability verification was completed on this parcel. A capability challenge was filed to change the land capability for the parcel.

The parcel is a developed residential parcel in the Matt Green subdivision of Washoe County, Nevada. The parcel is approximately 8,000 square feet in size and has a natural slope of 21 to 29 percent.

Findings

This parcel is mapped within geomorphic unit D-2 (Headlands, 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. A soils report was completed by Sid Davis, Certified Professional Soil Scientist on behalf of the North Tahoe Fire Protection District (attached). 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 JwE (Jorge-Tahoma very stony sandy loams, 30 to 50 percent) map unit. The JwE map unit is in land capability class 4.

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

/jp
10/7/96

CONSENT CALENDAR ITEM 1

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

October 7, 1996

SOIL INVESTIGATION
FOR
WASHOE COUNTY APN 123-053-04
LAKEVIEW AVENUE, CRYSTAL BAY

INTRODUCTION

A soil investigation was conducted on APN 123-053-04, Washoe County, on September 20, 1996. This parcel is approximately 8,000 square feet in size and is located in Unit 2 of the Matt Green Subdivision. No land capability verification was completed on this parcel. A land capability challenge was filed to confirm the land capability class for the parcel.

ENVIRONMENTAL SETTING

This parcel is shown as land capability class 1a on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the UmF (Umpa very stony sandy loam, 30 to 50 percent slopes) map unit. The parcel is mapped within geomorphic unit D-2 (Headlands, moderate hazard lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The UmF soil map unit is consistent with this geomorphic unit classification. The Umpa soil formed in residuum derived from andesite bedrock and is on mountain sideslopes.

This parcel is on a south facing slope. The natural slope is 21 to 29 percent. The natural vegetation is Jeffrey and Ponderosa pine, white fir, manzanita, squaw carpet, and whitethorn.

PROCEDURES

Two soil pits were dug on this parcel on a cutslope at the back of the parcel, using hand tools. After examination of these pits, one was chosen as representative of the soils on the parcel. The soils in this pit were examined and described in detail. A copy of these descriptions are included in this report. Slopes were measured with a clinometer.

FINDINGS

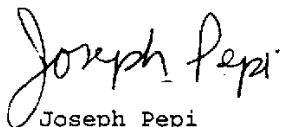
One soil series and soil map unit was identified on this parcel. The soil on this parcel is deep and well drained and is characterized as having a light brownish gray gravelly sandy loam surface layer over a light brownish gray very cobbly sandy loam subsoil. The substratum is a brown very gravelly sandy loam. These soils have a moderately low runoff potential and the surface soils have a moderate relative erosion hazard.

This soil is representative of the Jorge soil series. There is one soil map unit on this parcel, the JwE (Jorge-Tahoma very stony sandy loam, 15 to 30 percent slopes). The JwE map unit is identified in the Soil Survey for the Lake Tahoe Basin.

CONCLUSION

The soils on APN 123-053-04 were determined to be consistent with land capability class 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974). These findings are based on the physical characteristics of the the soil being most similar to the JwE (Jorge-Tahoma very stony sandy loam, 15 to 30 percent slopes) map unit.

The JwE map unit is within geomorphic unit D-2 (Headlands, moderate hazard lands). The JwE map unit is in land capability class 4.



Joseph Pepi
Certified Professional Soil Scientist
ARCPACS No. 2372

JP

Enclosure

Representative Soil Profile:

Soil Classification: sandy-skeletal, mixed, frigid, Ultic Haploxeralf

Soil Series: Jorge, taxadjunct

0 -- 2 to 0 inches; Jeffrey pines needles and twigs

A1-- 0 to 8 inches; light brownish gray (2.5Y 6/2) gravelly sandy loam, dark grayish brown (2.5Y 4/2) moist; weak fine granular structure; soft, friable, nonsticky and plastic; common very fine and fine roots; many very fine and fine interstitial pores; 15 percent gravel, and 5 percent cobble; medium acid; clear smooth boundary.

Bt1- 8 to 17 inches; light brownish (2.5Y 6/2) gravelly loam, dark brown (2.5Y 6/2) moist; weak fine subangular blocky structure; soft, very friable, nonsticky and nonplastic; common very fine and fine and few medium and coarse roots; many very fine and fine tubular pores; 20 percent gravel, and 5 percent cobble; medium acid; gradual wavy boundary.

Bt2--17 to 24 inches; light brownish gray (10YR 6/2) very cobbly sandy clay loam; dark grayish brown (10YR 4/2) moist; common thin clay films on ped faces and pores; moderate medium coarse subangular blocky structure; slightly hard, friable, slightly sticky and nonplastic; common medium and coarse roots; many very fine and fine tubular and interstitial pores; 30 percent gravel, 15 percent cobble, and 5 percent stones; medium acid; clear smooth boundary.

Bt2- 24 to 33 inches; light brownish gray (2.5Y 6/2) very cobbly sandy clay loam; brown (10YR 4/3) moist; few thin clay films on ped faces and soil pores; moderate medium subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; few fine roots; common very fine and fine tubular pores; 30 percent gravel, 10 percent cobble, and 5 percent stones; medium acid; clear smooth boundary.

C-- 33 to 52 inches; brown (10YR 5/3) very gravelly sandy loam; brown (10YR 4/3) moist; weak fine subangular blocky structure; soft, friable, slightly sticky and nonplastic; few fine and medium roots; common very fine and fine tubular pores; 30 percent gravel, and 10 percent cobble; medium acid.

52 inches; stopped by gravels

RECEIVED

DAVIS²
CONSULTING EARTH SCIENTISTS
P. O. Box 734 • Georgetown, CA 95634(916) 333-1405; FAX (916) 333-1009

JUL 22 1996

June 24, 1996

TAHOE REGIONAL
PLANNING AGENCY

North Lake Tahoe Fire Department
Crystal Bay, Washoe County, Nevada
(APN 123-053-04)

Introduction:

A soil investigation was conducted on North Lake Tahoe Fire Department's Biltmore Fire Station on June 4, 1996. The objective of the study was to evaluate soils and other features on this parcel and relate them to land capability and allowable coverage as utilized in the Lake Tahoe Basin by the Tahoe Regional Planning Agency (TRPA).

This fire station was constructed in 1967 at the toe of volcanic colluvium that mantles granitic bed rock at some depth beyond 5 feet. Nearly all available area was graded and paved within the confines of the parcel. A cut slope at the rear of the building provides the only remnant of exposed soils and is taken as representative of conditions, preconstruction.

Information contained in this report is for the strict use of land capability assessment. It should not be utilized for slope stability or building foundation design.

Environmental Setting:

The NLTFD site is located very near the state line at the intersection of Lake View Avenue and Reservoir Road. This site represents a former toe slope which ranged from about 18 to 25 percent slope, east facing. Post-construction coverage (building and parking areas) is nearly complete with the exception of the northeast corner which supports mature trees and shrubbery, consisting of Jeffrey pine, manzanita, snowbush, bitterbrush and huckleberry oak.

Soils are shown on TRPA map sheet F-4 as UmF (Umpa very stony sandy loam, 30 to 50 percent). Mathew's (1968) Geology Map of Lake Tahoe, California-Nevada, Northern Half, shows this area as Tv^a (andesite). Bailey's (1974) geomorphic analysis places this site in D₂ (Headlands).

Procedures:

Soils were examined by excavating with hand tools into the cut slope at the rear of the building to expose the profile. A detailed description (National Cooperative Soil Survey standards) was prepared, the soils classified, and this information was compared to the Soil Survey of the Lake Tahoe Basin, California-Nevada (Rogers, 1974). This information was then applied to Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974) for proper placement into a Land Capability Class, as directed by TRPA's Code of Ordinances, Chapter 20.

Findings:

Soils on the NLTFD site are found to be deep, well drained and members of Soil Hydrologic Group B. They can be characterized as having a brown very gravelly loamy coarse sand topsoil of about 7 inches thick. This is underlain by brown to pale brown very gravelly sandy clay loam, decreasing in clay content to sandy loam, to greater than 48 inches depth. In addition to being very gravelly, stones occupy about 10 percent of the soil matrix, throughout.

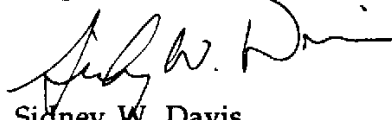
Slopes were measured from the back of the building where mature trees grow, across the parcel to mature trees on the opposite side of Reservoir Road. This slope approximates the landform prior to site grading. This slope varied from about 18 to 25 percent with an average slope of approximately 20 percent.

Overall soil depth (> 40 inches) places these soils outside the range and characteristics of the Umpa series, which is in the 20 - 40 inch range. Soils described in the gentler toe slope are of the Jorge series, and in a slope grouping that places them in JwE (Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes). JwE receives Land Capability Class 4 with 20 percent Allowable Coverage.

Conclusions and Recommendations:

Soils found on the toe slope land form where the NLTFD site was constructed years ago would place in the JwE soil mapping unit and receive Class 4 with 20 percent allowable coverage, instead of being in the UmF soil map unit, as presently shown on TRPA map sheet F-4. It is our recommendation to reclassify this site as JwE.

Respectfully submitted,



Sidney W. Davis,
Certified Professional
Soil Scientist No. 1031

Representative Soil Profile:

- Oi 2 to 0 inches, conifer needles and duff.
- A1 0 to 7 inches, brown (10YR 5/3) very gravelly loamy coarse sand, dark brown (10YR 3/3) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; neutral reaction; clear smooth boundary.
- Bt1 7 to 15 inches, brown (10YR 5/3) very gravelly sandy loam, dark brown (10YR 3/3) moist; weak medium subangular blocky structure; soft, very friable, nonsticky and nonplastic; many fine, medium and coarse roots; many very fine and fine interstitial pores; neutral reaction; gradual smooth boundary.
- Bt2 15 to 23 inches, brown (10YR 5/3) very gravelly sandy clay loam, dark yellowish brown (10YR 4/3), moist; moderate medium subangular blocky structures; slightly hard, very friable, slightly sticky and slightly plastic; many fine, medium and coarse roots; many very fine and fine tubular pores; few thin clay films in pores; and on ped faces; slightly acid; gradual smooth boundary.
- C1 23 to 33 inches, pale brown (10YR 6/3) very gravelly sandy loam, dark brown (7.5YR 3/4), moist; weak fine subangular blocky structure; slightly hard, very friable, nonsticky and nonplastic; common fine and medium roots; many very fine and fine tubular and interstitial pores; neutral reaction; gradual smooth boundary.
- C2 33 to 48 plus inches, pale brown (10YR 6/3) very gravelly sandy loam, dark brown (7.5YR 3/4) very gravelly sandy loam, dark brown (7.5YR 3/4) moist; weak fine subangular blocky structure; slightly hard, very friable, nonsticky and nonplastic; common fine and medium roots; many very fine and fine tubular and interstitial pores; slightly acid.

Notes: 10 percent stones and 25 percent gravels throughout.

Soil Series: Jorge, variant

Soil Classification: Loamy-skeletal, mixed, frigid, Ultic Haploxeralfs

Drainage Class: Well drained

Hydrologic Group: B



TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Thompson's Contractor Storage Yard

Application Type: Commercial Modification Plan Revision

Applicant: Phil S. Thompson

Agency Planner: Paul Nielsen, Associate Planner

Location: 8619 Speckled Avenue, Kings Beach

Assessor's Parcel Number/Project Number: APN 90-093-14 / 960531

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

Project Description: On September 21, 1994, the applicant received approval to build a 4,800 square foot carport at an existing contractor's storage yard. This plan revision application involves the conversion of the carport into a 5,080 square foot warehouse. Due to the addition of a small second floor bathroom area the project will require a total allocation of 5,080 square feet of commercial floor area. The project is within the Kings Beach Industrial Community Plan area which requires that TRPA only consider for approval those projects recommended by Placer County. Placer County has recommended that TRPA consider the project for approval.

Site Description: The project site is located on the north side of Speckled Avenue west of Coon Street in Kings Beach. The site is gently sloping towards the southwest and is occupied by a contractor's storage yard which consists of a parking area, material storage area and a large carport. A solid wood fence screens the parking area and material storage yard from Speckled Avenue and the site has existing landscaping which provides additional screening.

Issues: The proposed project involves the allocation of commercial floor area and, therefore, requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code of Ordinances.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be made available at the Governing Board hearing and at TRPA.

B. Plan Area Statement: The project is located within the Kings Beach Industrial Community Plan Area. The Land Use Classification is Commercial-Public Service and the Management Strategy is Redirection. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations, objectives and special policies. The proposed activity (storage yard) is listed as an allowed use.

C. Land Coverage:

1. Land Capability District:

The verified land capability district for the 22,950 square foot project area is class 3.

2. Allowable Land Coverage:

22,950 square feet x 5% = 1,148 square feet

3. Existing Land Coverage:

Carport	4,800 square feet
Dirt storage area	2,100 square feet
<u>Paving</u>	<u>9,853 square feet</u>
Total:	16,753 square feet

4. Proposed Land Coverage: No changes proposed

5. Excess Land Coverage:

Excess coverage before project
approved on 9-21-94 15,605 square feet

Mitigated excess coverage
required by 9-21-94 approval 365 square feet

Remaining excess coverage 15,240 square feet

6. Land Coverage Mitigation:

The applicant will be required to submit an excess coverage mitigation fee in accordance with Chapter 20 of the TRPA Code of Ordinances.

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

1. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.
 - a. Land Use: The proposed conversion is consistent with the existing commercial use. Storage yards are an allowed use in the plan area. Surrounding land uses consist of various commercial establishments.
 - b. Transportation: The proposed warehouse will result in the creation of 35 daily vehicle trip ends (dvte) which is considered an insignificant increase in traffic. The applicant will be required to submit an air quality mitigation fee to mitigate air quality impacts.
 - c. Conservation: The project approved on September 21, 1994, included the installation of landscaping and all TRPA required water quality improvements. The enclosure of the carport will not require additional water quality improvements. There are no known special interest species, sensitive or uncommon plants, or historic or cultural resources within the project area.
 - d. Recreation: This project does not involve any recreation facilities or uses.
 - e. Public Services and Facilities: This project does not require any additions to public services or facilities.
 - f. Implementation: This project involves the allocation of 5,080 square feet of commercial floor area. The maximum amount of commercial floor area available for allocation in the Kings Beach Industrial Community Plan Area is 13,000 square feet. This project represents the first allocation of commercial floor area associated with the adopted Community Plan.