

**TRPA
GOVERNING BOARD
PACKETS**

**FEBRUARY
1997**

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD AND COMMITTEE MEETINGS

NOTICE IS HEREBY GIVEN that on Wednesday and Thursday, February 26 and 27, 1997, commencing at 9:30 a.m. both days, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The February 26 session will take place at the Horizon Casino Resort, Glenbrook Room, U.S. Highway 50, Stateline, Nevada. The February 27 session will take place at the South Lake Tahoe City Council Chambers, 1900 Lake Tahoe Boulevard, South Lake Tahoe, California. 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 February 26, 1997, commencing at 8:30 a.m. at the Horizon Casino Resort, Stateline, Nevada, the Finance Committee will meet. The agenda will be as follows: 1) public interest comments (no action); 2) receipt of the January check register and financial statement; 3) revisions to the FY 1996-97 operating budget; 4) release of \$50,000 from the Shorezone Mitigation Fund for special studies related to the Shorezone EIS; 5) status report on project securities; 6) release of \$10,000 in water quality mitigation fund interest for contract to update the 208 plan erosion control project descriptions, priorities, and cost estimates in Nevada; 7) release of up to \$85,000 in Placer County water quality mitigation funds for flood damage repair in Ward Creek, Blackwood Creek, and Town and Country land slide; and 8) member comments. (Committee: Neft, Heller, Hime, Galloway, Chairman Bennett)

NOTICE IS FURTHER GIVEN that on February 26, 1997, during the lunch recess at 12:00 noon at the Tahoe Mountain Brewery Restaurant in the Horizon Casino Resort, the Capital Financing Committee will be meeting. The agenda will be as follows: 1) public interest comments (no action); 2) update on federal summit; 3) legislative agenda; 4) the Washington, D.C. trip; and 5) member comments. (Committee: Westergard, Miner, Cronk, Waldie, Wynn, Upton)

Date: February 14, 1997

By: 

Jerry Wells
Deputy Director

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

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BOARD

Horizon Casino Resort
Glenbrook Room
U.S. Highway 50, Stateline, Nevada

February 26, 1997 - 9:30 a.m.

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

February 27, 1997 - 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. PROJECT REVIEW
 - A. Hyatt Vacation Club, 60 New Timeshare Units, 111 Country Club Boulevard, Washoe County APN 127-010-02 (This item will be acted on after action on agenda item VIII.B.)
 - B. Lake Tahoe Cruises, Temporary Use Permit, Tour Boat Operation, Timber Cove Marina, 3411 Lake Tahoe Boulevard, City of South Lake Tahoe, El Dorado County APN 27-090-01
- VIII. PUBLIC HEARING (*items include action on the findings plus action on related ordinances, resolutions, environmental documents, and/or plans)
 - A. Shorezone Policy - 1:00 p.m., February 26, 1997

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1. Direction to Staff for the Preparation of the Necessary Environmental Documentation and Potential Future Ordinances Governing the Use of Personal Watercraft or Other Motorized Watercraft on Lake Tahoe

153

2. Direction to Staff Regarding Completion of the EIS for the Lake Tahoe Shorezone Development Cumulative Impact Analysis

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B. Amendment of the Regional Plan Land Capability Overlay Map Pursuant to Man-Modified Determination for Washoe County APN 127-010-02*
(This item will be acted on before action on agenda item VII.A.)

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IX. ADMINISTRATIVE MATTER

A. Appointment of California Lay Member to the Advisory Planning Commission

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X. COMMITTEE RECOMMENDATIONS AND BOARD ACTION

A. Finance Committee Report

1. Receipt of January Financial Statement and Check Register

2. Revisions to FY 1996-97 Operating Budget

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, Dissolution of the Committee

H. Retirement Committee Report

XI. REPORTS

A. Executive Director Monthly Status Report

1. Status of Recommendations Made by the Nevada Legislative Commission's Committee to Continue the Review of the Tahoe Regional Planning Compact

171

2. Status Report on IPES and Land Capability Determinations

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3. Status Report on Project Applications

4. Report on Emergency Approvals

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5. Other

B. Legal Division Monthly Status Report

C. Governing Board Members

XIII. ADJOURNMENT

<u>CONSENT CALENDAR</u>		
<u>Item</u>	<u>Recommendation</u>	
1. 1997-2001 List of Additional Recreation Facilities Pursuant to Code Section 33.6	Approval of Findings and Adoption	1
2. 1997-2001 List of Additional Public Service Facilities Pursuant to Code Section 33.5	Approval of Findings and Adoption	5
3. California Department of Motor Vehicles, Special Use Determination/Change in Use, 3344 Lake Tahoe Boulevard, City of South Lake Tahoe, El Dorado County APN 027-361-07	Approval of Findings and Conditions	9
4. Meyers Roadrunner Market, Commercial Addition, 2933 Highway 50, El Dorado County APN 34-270-16	Approval of Findings and Conditions	17
5. Release of \$50,000 from the Shorezone Mitigation Fund for Special Studies Related to the Shorezone EIS	Approval	37
6. North Lake Tahoe Fire Protection District/Tahoe Biltmore, Inc., Change in Operation From Public Service to Commercial, Northwest Corner of Lakeview Avenue and Reservoir Road, Crystal Bay, Washoe County APN 123-053-04	Approval of Findings and Conditions	39
7. Lane Lewis/Safeway Corporation, Recreation Addition/Modification, New Clubhouse Building, Old Brockway Golf Course, Northwest Corner of Highways 28 and 267, Kings Beach, Placer County APNs 117-160-02 and -06; 117-180-08, -09, and -10; and 117-200-14, -46, and -47	Approval of Findings and Conditions	47
8. The Gibb Trust, Recreation Addition/Modification, New Harbormaster Building, Tahoe City Marina (Roundhouse Mall), 700 North Lake Boulevard, Tahoe City, Placer County APNs 94-090-08, -09, -19, -30, -31, and -34	Approval of Findings and Conditions	59
9. Philip Erickson, New Single-Use Pier and Two Mooring Buoys, 1013 Lakeshore Boulevard, Incline Village, Washoe County APN 130-230-29 (formerly APN 130-230-04)	Approval of Findings and Conditions	73
10. Carole Terry/Donald Wrinkle, Special Use Determination, Change in Operation from General Merchandise to Animal Husbandry, 307 Dorla Court, Douglas County APN 07-400-03	Approval of Findings and Conditions	87

- 11. Release of \$10,000 in Water Quality Mitigation Fund Interest for Contract to Update the 208 Plan Erosion Control Project Descriptions, Priorities, and Cost Estimates in Nevada Approval
- 12. Release of Up to \$85,000 in Water Quality Mitigation Fees for Flood Damage Repair of Ward Creek, Blackwood Creek, and Town and Country Land Slide, Placer County Approval

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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 GHI office, and the North Lake Tahoe Chamber of Commerce.

TAHOE REGIONAL PLANNING AGENCY

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Elks Point, Nevada

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MEMORANDUM

February 18, 1997

To: TRPA Governing Board

From: TRPA Staff

Subject: Adoption of the 1997-2001 List of Additional Recreation Facilities Pursuant to Section 33.6

Proposed Action: Staff requests the Governing Board review the new projects and amended projects proposed for inclusion on the 1997-2001 Five-Year List of Additional Recreation Facilities and adopt the List and accompanying resolution.

Please Note: In the interest of conserving paper, the cost of printing and postage, only new or amended, projects are included in this packet. The List is included in this mailing under separate cover for Governing Board members. Others wishing a copy should call the TRPA office at (702) 588-4547.

Recommendation: Staff recommends that the Governing Board conduct the public hearing and based on its outcome, adopt the 1997-2001 Five-Year List of Additional Recreation Facilities and accompanying resolution.

Advisory Planning Commission Recommendation: The APC voted unanimously to recommend adoption of the 1997-2001 List of Additional Recreation Facilities.

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

The recreation master plan that addresses measurable performance targets, recreational resource allocation, priority list of facilities and lands for recreation, and reservation of a fair share of the Region's capacity for additional development for recreation is scheduled to be completed in December of 1999. The master plan is part of the TRPA Recreation Threshold Schedule of Implementation for 1997-2001 (B List).

JH:jf
2/18/97

CONSENT CALENDAR ITEM 1

1

Discussion: This year, nine new projects have been added to the list. The majority of amended projects, involve delayed project construction dates. Only one project was completed in 1996, the Incline Village General Improvement District Incline Beach Bathroom and Concession Remodel, and has been removed from the list. Also partially completed are various segments of the Tahoe Rim Trail.

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

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

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

Please contact John Hitchcock at (702) 588-4547 or Email to trpa@sierra.net if you have any questions or comments on this agenda item.

TAHOE REGIONAL PLANNING AGENCY
RESOLUTION NO. 97 _____

ADOPTING TRPA 1997-2001 LIST OF ADDITIONAL
RECREATION FACILITIES PURSUANT TO CHAPTER 33 OF THE
TRPA CODE OF ORDINANCES

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Tahoe Regional Planning Agency hereby finds that the projects on the 1997-2001 List of Additional Recreation Facilities, as set forth in Exhibit A, attached hereto and incorporated herein by reference, meet the criteria set forth in subparagraph 33.6.A(4) and that the amendment of the Recreation Facilities List has no significant environmental effect.

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

BE IT FURTHER RESOLVED that adoption of the addition to the 1997-2001 List of Additional Recreation Facilities shall not be deemed to constitute a project approval, preliminary or otherwise, or a finding of no significant environmental effect, with respect to an individual project on the list, and that each project thereon shall require the review and approval of TRPA, in accordance with the Code of Ordinances, including Chapter 5, prior to issuance of a permit therefor.

BE IT FURTHER RESOLVED THAT THE GOVERNING BOARD adopts the additional projects, as listed in Exhibit A, as an amendment to the 1997-2001 List of Additional Recreation Facilities.

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at a regular meeting held _____, by the following vote:

Ayes:

Nays:

Abstentions:

Absent:

Drake DeLanoy, Chairman
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY

308 Dorla Court
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MEMORANDUM

February 18, 1997

To: Governing Board

From: TRPA Staff

Subject: Adoption of the 1997-2001 List of Additional Public Service
Facilities Pursuant to Section 33.5

Proposed Action: Staff requests the Governing Board review the new projects and amended projects proposed for inclusion on the 1997-2001 Five-Year List of Additional Public Service Facilities and adopt the List and accompanying resolution.

Please Note: In the interest of conserving paper, the cost of printing and postage, only new, or amended, projects are included in this packet. The List is included in this mailing under separate cover for Governing Board members. Others wishing a copy should call the TRPA office at (702) 588-4547.

Recommendation: Staff recommends that the Governing Board conduct the public hearing and based on its outcome, adopt the 1997-2001 Five-Year List of Additional Public Service Facilities and accompanying adopting resolution.

Advisory Planning Commission Recommendation: The APC voted unanimously to recommend adoption of the 1997-2001 List of Additional Public Service Facilities.

Background: Section 33.5 of the Code of Ordinance requires TRPA to prepare a Five-Year List of Additional Public Service Facilities annually. The list is to be adopted by the Governing Board. The list serves as a regional public service planning and coordination tool in lieu of a Capital Improvement Program.

Staff has finished the Draft Environmental Improvement Program (EIP), which currently is in circulation for review. The EIP will lay the framework for all environmental improvement projects in the Basin. The EIP is expected to replace the Public Service Facilities List, once adopted.

JH:jf
2/17/97

CONSENT CALENDAR ITEM 2

Discussion: This year, seventeen new projects have been added to the list. The majority of amended projects, involved either delayed project construction dates or updated project definitions. In 1996, fourteen public service projects were completed. For a complete list of completed projects for the year 1996 see Appendix X.

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

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

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

Please contact John Hitchcock at (702) 588-4547 or Email to trpa@sierra.net if you have any questions or comments on this agenda item.

TAHOE REGIONAL PLANNING AGENCY
RESOLUTION NO. 97_____

ADOPTING TRPA 1997-2001 LIST OF ADDITIONAL
PUBLIC SERVICE FACILITIES PURSUANT TO CHAPTER 33 OF THE
TRPA CODE OF ORDINANCES

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Tahoe Regional Planning Agency hereby finds that the projects on the 1997-2001 List of Additional Public Service Facilities, as set forth in Exhibit A, attached hereto and incorporated herein by reference, meet the criteria set forth in subparagraph 33.5.A(4) and that the amendment of the Public Service Facilities List has no significant environmental effect.

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

BE IT FURTHER RESOLVED that adoption of the addition to the 1997-2001 List of Additional Public Service Facilities shall not be deemed to constitute a project approval, preliminary or otherwise, or a finding of no significant environmental effect, with respect to an individual project on the list, and that each project thereon shall require the review and approval of TRPA, in accordance with the Code of Ordinances, including Chapter 5, prior to issuance of a permit therefor.

BE IT FURTHER RESOLVED THAT THE GOVERNING BOARD adopts the additional projects, as listed in Exhibit A, as an amendment to the 1997-2001 List of Additional Public Service Facilities.

PASSED AND ADOPTED by the Governing Board of the Tahoe Regional Planning Agency at a regular meeting held _____, by the following vote:

Ayes:

Nays:

Abstentions:

Absent:

Drake DeLanoy, Chairman
Tahoe Regional Planning Agency

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: California Department of Motor Vehicles Office Relocation

Application Type: Public Service, Special Use Determination

Applicant: California Department of Motor Vehicles (DMV)

Applicant's Representative: Douglas E. Clymer, Better Homes and Gardens Realty

Agency Planner: Lyn Barnett, Senior Planner

Location: 3344 Lake Tahoe Blvd., South Lake Tahoe, California

Assessor's Parcel Number 27-361-07/Project Number: 970005

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

Project Description: The California Department of Motor Vehicles is proposing to relocate its South Lake Tahoe office from the Hills Shopping Center near the South Tahoe "Y" to 3344 Lake Tahoe Boulevard in Bijou. The DMV will occupy a portion of the existing Bank of America building. No changes to DMV service will occur as a result of this project.

Site Description: The proposed DMV site contains a bank, parking areas, driveways and landscaping. No changes to the site are proposed or required to facilitate this project. Surrounding land uses include commercial (south, west, and north), and county government offices (east).

Issues: The proposed project involves a special use which requires preparation of a traffic analysis. The project, therefore, requires Governing Board review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issues are traffic and parking. To address these issues, the applicant has prepared a traffic analysis and parking study. The results of this report are as follows:

1. Parking: The affected parcel will contain shared parking for DMV and Bank of America. The parking study determined that these uses require a combined total of 74 parking spaces. The property currently contains 76 spaces, including four spaces for disabled person parking. No changes to on-site parking are proposed or required for the project.
2. Traffic: The traffic analysis concludes that the DMV relocation will result in a net increase of 170 daily vehicle trip ends (dvte) at the new location. This amount is defined as a minor increase in the TRPA Code.

To mitigate this increase, the permittee shall submit an air quality mitigation fee equal to \$3,400. No significant impacts to the level of service (LOS) for nearby intersections were identified in the traffic analysis provided the following traffic control measures are incorporated into the project:

- * New off-site directional signs shall be constructed that direct customers to the traffic signal at intersection of Takela and Highway 50 (please see Exhibit "A" for a proposed signing plan), and
- * The DMV shall advertise the preferred access route (as identified in the signing plan) in DMV literature and other public contacts.

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) and has submitted a traffic analysis/parking study 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 IEC and traffic analysis/parking study will be made available at the Governing Board hearing and at TRPA.
- B. Plan Area Statement: The project is located within District #1, Al Tahoe/Bijou Community Plan. The Land Use Classification is Commercial/Public Service and the Management Strategy is Redirection. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies. The proposed activity (government office) is listed as a special use.
- C. Land Coverage: No changes to land coverage are proposed or required. Land coverage mitigation is also not required.
- D. Required Findings: The following is a list of the required findings as set forth in Chapters 6 and 18 of the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the finding can be made.
 - 1. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code, and other TRPA plans and programs.

- (a) Land Use: The proposed use (government offices) is permissible in the applicable community plan area. There are adjacent commercial and public service uses in the neighborhood of the affected parcel.
 - (b) Transportation: This project will result in 170 additional daily vehicle trip ends to the affected parcel. As a condition of approval, the permittee shall mitigate this increase in traffic through payment of an air quality mitigation fee. In addition, the permittee shall implement various traffic control measures identified in the traffic analysis prepared for the project.
 - (c) Conservation: No impacts to water quality, special interest species or historic resources have been identified as a result of this project.
 - (d) Recreation: This public service project will have no impacts on recreation resources in the Region.
 - (e) Public Service and Facilities: No additional public services are required to serve the proposed use.
 - (f) Implementation: No allocations of use are required for this project.
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.

Government offices already exist in the affected commercial/public service neighborhood. The proposed DMV office will be located next door to El Dorado County offices and within one block of a post office.

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.

No injurious or disturbing impacts to the surrounding neighborhood have been identified as a result of this change in use. Adequate on-site parking will be provided to accommodate DMV and Bank of America. Street signs will be installed to direct DMV customers to the site via a signalized road intersection. Installation of these signs will prevent increases to existing levels of service for neighborhood street intersections.

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.

This project will be located within a neighborhood with other public service uses including El Dorado County government offices and a post office. The proposed use is permissible in the affected community plan.

- 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 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: