

TAHOE REGIONAL PLANNING AGENCY

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TAHOE REGIONAL PLANNING AGENCY HEARINGS OFFICER STAFF SUMMARY

Project Name: Bayview Well Controls Building

Application Type: Public Service, Special Use Determination

Applicant: South Tahoe Public Utility District (STPUD)

Applicant's Representative: Nancey Carter, ENTRIX, Inc.

Agency Planner: Chris M. Chambers, Associate Planner

Location: 701 San Francisco Avenue

Assessor's Parcel Number / File Number: 026-066-06 / 20050925

Staff Recommendation: Staff recommends approval of the project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit.

Project Description: The applicant is proposing to build a new well controls building to house the electrical, piping, chlorination and storage equipment required to operate the proposed large capacity well on the property. The subject parcel is located in the AI Tahoe Plan Area Statement 099 at 701 San Francisco and is currently vacant except for a non-operational well. The proposed controls building will be approximately 21 feet in height and will be accessed by a driveway off of San Francisco Avenue. Total land coverage proposed is 2,286 square feet; 786 square feet of which shall be transferred in. Required Best Management Practices (BMPs) will be installed with this project. The building has been designed to look like a small residence; STPUD has designed and built several structures in the South Lake Tahoe area similar to this one which are compatible with the residential architecture in their respective surrounding areas.

Site Description: The project is located at 701 San Francisco Avenue in the City of South Lake Tahoe on a vacant 5,000 square foot parcel owned by STPUD. The verified land capability district for this site is 7, equating to 30%, or 1,500 square feet allowable base land coverage. The surrounding land uses are residential.

Issues: The proposed involves a special use and therefore requires Hearings Officer review in accordance with Chapter 4, Appendix A, of the TRPA Code.

Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18, 20, and 64 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

Hearings Officer / cmc
February 16, 2005

AGENDA ITEM NO.V.A.

1. Chapter 6 – Required Findings:

- (a) 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.

There is no evidence in the file and record showing that the proposed project will have an adverse effect on the Land Use, Transportation, Conservation, Recreation, Public Service and Facilities, or Implementation sub-elements of the Regional Plan.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the “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. Also, the applicant has completed an Initial Environmental Checklist (IEC). 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 checklist and IEC will be made available at the Hearings Officer hearing and at TRPA.

- (c) 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 TPRA Compact, the project meets or exceeds such standards.

(Refer to paragraph 1.b, above.)

2. Chapter 18 – Special Use Findings:

- (a) 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.
- (b) 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.
- (c) 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.

A non-operational well currently exists on the subject parcel; this project proposes the replacement of the existing well with a large capacity well and structure needed to house the necessary equipment to operate the well. The proposed well will serve the surrounding residential

neighborhood. The exterior of the controls building will be constructed to resemble a single family dwelling reflecting the character of the surrounding neighborhood. The project is not expected to be a source of noise or light incompatible with the surrounding residential area. The proposed project is consistent with the applicable plan area statement and is a permissible use in the plan area and is not located within an approved community, specific, or master plan area. The applicant will be required to install both temporary and permanent Best Management Practices (BMPs) on site as a part of project approval.

3. Chapter 20 Findings – Land Coverage:

- (a) The project is on the list of additional public service facilities if required pursuant to Section 33.5.

(Please see the response the Section 4 , below)

- (b) There is no feasible alternative that would reduce land coverage.

The planned well controls building was sized to house the electrical, piping, chlorination and storage equipment required to operate a large capacity municipal water supply well. This large capacity well requires the building space to house the electrical equipment and disinfection storage tanks needed within the well controls building. A smaller structure was considered by the applicant, but is not viable. The concrete pads on the street-side of the structure are necessary for supporting the transformer and service disconnect. The proposed driveway meets driveway standards and cannot be altered to reduce coverage.

- (c) The project, because of its unusual configuration or service requirement, requires special consideration.

To provide adequate storage for the storage tanks, well pumps and electrical equipment to power it, and the disinfection equipment, the amount of land coverage proposed is the minimum necessary to implement the project.

- (d) 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 be owned by STPUD and will serve the residents in the surrounding Al Tahoe neighborhood.

4. Chapter 33 Findings – Additional Public Service Facilities:(a) There is a need for the project.

The proposed Bayview Well is needed to help offset production losses resulting from too much demand within one pressure system. The new well will provide service to the surrounding neighborhood and alleviate some of the demand put on the main pressure zone.

(b) The project complies with the Goals and Policies, applicable Plan Area Statement, and Code

There is no evidence in the project file and record showing that the proposed project will have an adverse impact on the Land Use, Transportation, Conservation, Recreation, Public Service and Facilities, or Implementation sub-elements of the Regional Plan.

(c) The project is consistent with the TRPA Environmental Improvement Program.

There are no Environmental Improvement Program (EIP) projects slated for the project area and the proposed project will not compromise the goals of the EIP.

(d) The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity.

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 6.3B 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 Hearings Officer hearing and at TRPA.

(e) If the proposed project is to be located within the boundaries of the community plan area, the, to the extent possible consistent with public health and safety, the project is compatible with the applicable community plan.

The proposed project will not be located within a community plan.

(f) Where a public service project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process.

The proposed project will not be located within a community plan.

5. Chapter 64 Findings – Excavation:

- (a) A soils/hydrologic report prepared by a qualified professional, whose proposed content and methodology has been reviewed and approved in advance by TRPA, demonstrates that no interference or interception of groundwater will occur as a result of the excavation.

The applicant has prepared and submitted a soils/hydrologic report to TRPA. TRPA Staff has reviewed the report and has approved the depth of the proposed excavation to 10 feet below ground surface.

- (b) The excavation is designed such that no damage occurs to mature trees, except where tree removal is allowed pursuant to Subsection 65.2.E, including root systems and hydrologic conditions of the soil.

There are no existing mature trees within six feet of any proposed excavation in excess of 5 feet.

- (c) Excavated material is disposed of pursuant to Section 64.5 and the project area's natural topography is maintained pursuant to Subparagraph 30.5.A(1); or if groundwater interception or interference will occur as demonstrated by a soils/hydrologic report prepared by a qualified professional, the excavation can be made as an exception pursuant to Subparagraph 64.7.A(2) and measures are included in the project to maintain groundwater flows to avoid adverse impacts to SEZ vegetation, if any would be affected, and to prevent any groundwater or subsurface water flow from leaving the project area as surface flow.

As conditioned in the TRPA Soils/Hydrologic approval, all excavated material must be hauled away from the site to a legally acceptable location and no fills, or re-contouring (other than backfill for the cut-retaining structures), shall be allowed. This is consistent with Subparagraph 30.5.A(1) of the TRPA Code.

Required Actions: Agency staff recommends that the Hearings Officer approve the project by making the following motions and findings based on this staff summary and the evidence contained in the record:

- I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.
- II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA permit.

Attachments:

1. Draft Permit
2. Site Plan and Building Elevations

-D-R-A-F-T-
PERMIT

PROJECT DESCRIPTION: Bayview Well Controls Building

APN: 026-066-06

PERMITTEE(S): South Tahoe Public Utility District

FILE # 20050925

COUNTY/LOCATION: City of South Lake Tahoe / 701 San Francisco Avenue

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on February 16, 2006, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on February 16, 2009 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee

Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____

Date _____

/cmc

PERMIT CONTINUED ON NEXT PAGE

D-R-A-F-T

**APN: 026-066-06
FILE NO. 20050925**

Water Quality Mitigation Fee (1): Amount \$ 2,310.00 Paid _____ Receipt No. _____.

Security Posted (2): Amount \$ _____ Type _____ Paid _____ Receipt No. _____.

Security Administrative Fee (3): Amount \$ _____ Paid _____ Receipt No. _____.

Notes:

- (1) See Special Condition 3.C, below.
- (2) Amount to be determined. See Special Condition 3.D, below.
- (3) \$144 if a cash security is posted, or \$74 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit specifically authorizes the construction of a well controls building to house electrical, piping, chlorination and storage equipment required to operate the proposed large capacity municipal water supply well. Total land coverage authorized by this approval is 2,286 square feet.
2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
 - A. The site plan shall be revised to include:
 - (1) The following revised land coverage calculations:
 - (a) Total land coverage shall be revised to reflect the 42 square feet of coverage occupied by the service disconnect concrete pad. The revised Total Coverage, including the concrete pad, shall be **2,286 square feet.**
 - (2) A note indicating: "All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch may enhance vegetative establishment."
 - (3) A note indicating: "All areas disturbed by construction shall be mulched with a 2 to 3 inch layer of pine needles or wood chips as a dust control measure. This mulch shall be maintained from completion of the initial grading through completion of the project."

- (4) Allowed and proposed height calculations shall be added to the Elevations Plan Sheet.
 - B. A water quality mitigation fee of \$2,310.00 shall be paid to TRPA. This fee is based on the creation of 1,500 square feet of land coverage at a rate of \$1.54/Sq ft.
 - C. The security required under Standard Condition I.B of Attachment Q shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. Please see Attachment J, Security Procedures for appropriate methods to post a security and for calculation of the required Security Administrative fee. The security shall be equal to 110 percent of this cost estimate. The security shall not be less than \$5,000.
 - D. Permittee shall transfer 786 square feet of coverage to this parcel. The subject parcel has a land capability class 7; therefore, transferred coverage shall be from any land capability, or have an IPES score of 831 or less. The coverage shall also be located within Hydrologic Area 5, Upper Truckee (Note all coverage transfers must be in compliance with Chapter 20 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.)
 - E. The roof pitch on the Transformer Shed shall be revised to be a minimum 5:12 roof pitch to be in conformance with the City of South Lake Tahoe Code, Chapter 5, Section 5-20.3, Standard: Roof Treatment.
 - F. The permittee shall submit three sets of final construction drawings and site plans to TRPA.
4. Excavation equipment shall be limited to the foundation footprint to minimize site disturbance. No grading or excavation shall be permitted outside of the building footprint.
 5. Temporary Best Management Practices (BMPs) are to be installed and maintained prior to excavation and during all phases of the proposed project.
 6. All excavated materials shall be hauled away from the site to a legally acceptable location. No fills, or re-contouring, other than backfill for the cut-retaining structures, shall be allowed.
 7. Blasting of rocks should be kept to an absolute minimum to avoid damage to surrounding rocks and vegetation.
 8. All exterior lighting shall be consistent with TRPA Code of Ordinances, Chapter 30, Section 30.8, Exterior Lighting Standards and the City of South Lake Tahoe Code, Chapter 5, Section 5-25, Exterior Lighting.
 9. The architectural design of this project shall include elements that screen from public view all external mechanical equipment on roofs, buildings or the ground.
 10. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.
 11. The permittee is responsible for insuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.

12. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season. All disturbed areas shall be stabilized with a 3-inch layer of mulch or covered with an erosion control blanket.

END OF PERMIT

DRAFT

MITIGATED STATEMENT OF NO SIGNIFICANT EFFECT

PROJECT DESCRIPTION: Bayview Well Controls Building APN: 026-066-06

PERMITTEE(S): South Tahoe Public Utility District FILE # 20050925

COUNTY/LOCATION: City of South Lake Tahoe / 701 San Francisco Avenue

Staff Analysis: In accordance with Article IV of the Tahoe Regional Planning Compact, as amended, and Section 6.3 of the TRPA Rules and Regulations of Practice and Procedure, the TRPA staff has reviewed the information submitted with the subject project. On the basis of this initial environmental evaluation, Agency staff has found that the subject project will not have a significant effect on the environment.

Determination: Based on the above-stated finding, the subject project is conditionally exempt from the requirement to prepare an Environmental Impact Statement. The conditions of this exemption are the conditions of permit approval.

TRPA Chairman or Executive Director/Designee

Date

TAHOE REGIONAL PLANNING AGENCY
HEARINGS OFFICER STAFF SUMMARY

Project Name: Crystal View Commercial Building

Application Type: Change in Use- Commercial to Tourist/Timeshare

Applicant: Roger Norman/Crystal Bay Club/Miracle Investments

Applicant's Representative: Phil GilanFarr, GilanFarr & Associates

Agency Planner: Theresa Avance, AICP, Associate Planner II

Location: 10 Stateline Road/ Washoe County

Assessor's Parcel Number / Project Number: 123-044-13 / 20051447

Staff Recommendation: Staff recommends approval of the project based on this staff summary and the evidence contained in the project record.

Project Description: The project consists of a change in use from an existing commercial building to a 10-unit timeshare of hotel/motel design. The 7,389 square feet of commercial floor area associated with the existing use shall be banked on site for future use or transfer. The ten proposed timeshare units (tourist accommodation units) shall be transferred to the site as a condition of project approval. Structural changes with the project include enclosing the area that is now a driveway/carport, and enclosing a portion of the upstairs walkway. No land coverage will be relocated or created as a result of this project.

Site Description: The proposed site is located at North Stateline in Washoe County. The project area is in a tourist area and has a land capability of Class 4. There are no Stream Environment Zones (SEZs) in the project area. The property is visible from Highway 28. Existing uses on the project area include 16 single family dwellings (condominiums), and a 7,389 square foot commercial building.

Issues: According to the North Stateline Community Plan, Timeshare (hotel/motel design) are a special use and therefore require Hearings Officer review in accordance with Chapter 4, Appendix A, of the TRPA Code.

Staff Analysis:

- A. Environmental Documentation: TRPA staff has completed the "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 Hearings Officer hearing and at TRPA.
- B. Community Plan: The project is located within the North Stateline Community Plan. The Land Use Classification is Tourist and the Management Strategy is Redirection. Agency staff has reviewed the subject Community Plan Area Statement and has determined that the project is consistent with the applicable planning statement, planning

considerations, and special policies. The proposed use (Timeshare -hotel/motel design) is listed as a special use.

C. Density:

Project Area:	76,115 sq. ft. (1.7474 acre)
Allowable Density per Mixed Use Density Table (Category A) (21.4.B.(2)(a)):	
Condominiums (single-family dwellings)	1 unit of other use density
Timeshare (hotel/motel design)	40 units/acre
Maximum Number of Units (40 x 1.7474 acre)	69 units
Existing Units	16 units
Proposed Additional Units	10 units
Total Proposed Units	26 units

Based on the above density calculations, the proposed additional units are permissible.

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 indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Environmental Documentation – Chapter 6

- (a) 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.

Based on the findings provided on the V(g) Findings checklist, there is sufficient evidence in the project file to make this finding.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding is provided on the checklists entitled “TRPA Initial Environmental Checklist” and “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 checklists indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklists will be made available at the Hearings Officer hearing and at TRPA.

- (c) 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 1(b), above.)

2. Special Uses – Chapter 18:

- (a) 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 project will be within an existing 2-story structure located in an existing tourist and high density residential area, and will be consistent with these uses. Nearby uses include the North Stateline casinos, the Tahoe Brewery, and single family dwellings (condominiums). The proposed ten new tourist accommodation units are consistent with the allowable density of 40 units/acre for Timeshare (hotel/motel design).

- (b) 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.

All existing Best Management Practices will be maintained. Areas where land coverage is being removed will be restored and revegetated.

- (c) 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 project will replace an existing commercial use (professional office and specialty retail) with a tourist use in the North Stateline Community Plan, both of which are permissible uses. While the Community Plan strongly encourages the addition of retail commercial uses within this area, the economic reality of this area has changed in the past several years, and the property owner has received little interest from businesses to occupy this location. As a result, the building has been largely vacant. Based on the lack of commercial interest, the loss of this space for commercial use will not detrimentally alter the purpose of the Community Plan.

Required Actions: Staff recommends that the Hearings Officer take the following actions:

- I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.
- II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA Permit.

-D-R-A-F-T-
PERMIT

PROJECT DESCRIPTION: Change in Use- Commercial to Tourist APN: 123-044-13

PERMITTEE(S): Miracle Investments LLC

FILE # 20051447

COUNTY/LOCATION: Washoe County / 10 Stateline Road

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on February 12, 2006, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on February 12, 2009 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO CONSTRUCTION SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS;
AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee

Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s)

Date

PERMIT CONTINUED ON NEXT PAGE

D-R-A-F-T

APN: 123-044-13
FILE NO. 20051447

Security Posted (1): Amount \$ 1,500 Posted _____ Receipt No. _____ Type _____

Security Administrative Fee (2): Amount \$ _____** Paid _____ Receipt No. _____

Notes:

- (1) See Special Condition 3.E, below.
- (2) \$144 if a cash security is posted, or \$74 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit specifically authorizes the change in use from Commercial to a 10-unit Timeshare of hotel/motel design. The 7,389 square feet of commercial floor area associated with the existing use shall be banked on site for future use or transfer. The ten proposed Timeshare units (tourist accommodation units) shall be transferred to the site under a separate application. No new land coverage will be created as a result of this project.
2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
 - A. The site plan shall be revised to include:
 - (1) The entire project area.
 - (2) Existing and proposed land coverage calculations for the entire project area (1.7474 acres).
 - (3) Revise existing land coverage calculations to show:

Total Banked Land Coverage:	14 sq. ft.
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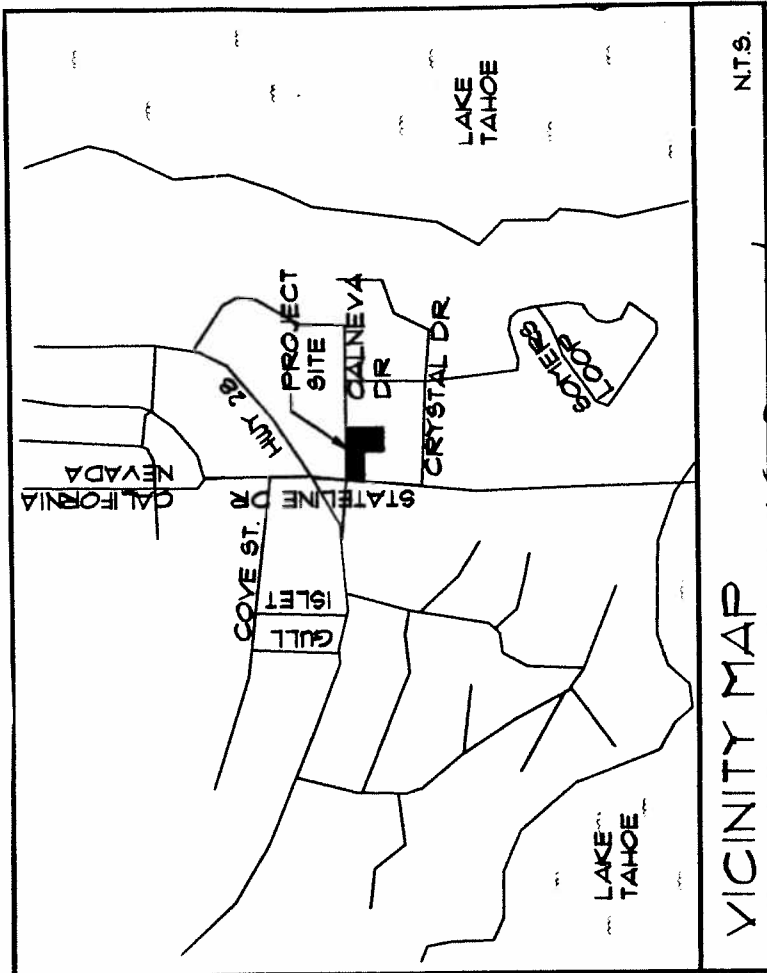
- (4) Revise proposed land coverage to show:

Total Banked Land Coverage: 370 sq. ft.

- (5) Revised density calculations, consistent with the calculations found in the Hearings Officer Staff Summary for this project.

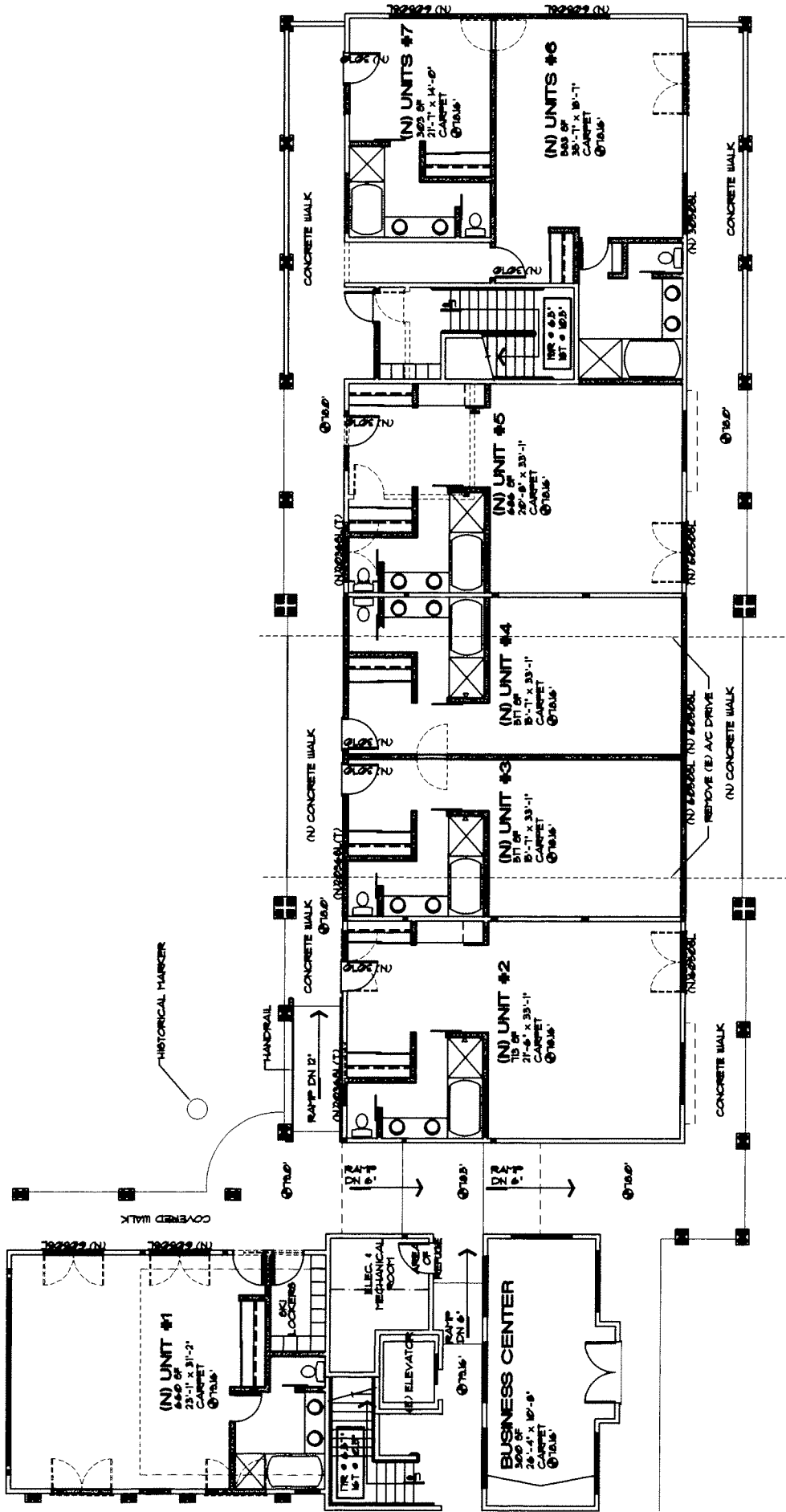
- B. Permittee shall transfer 10 tourist accommodation units (TAU) to this parcel.
- C. The permittee shall provide authorization from Washoe County that allows for the removal/abandonment of the recorded access easement that leads to Stateline Road.
- D. The security required under Standard Condition I.2 of Attachment Q shall be \$1,500.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
- E. The permittee shall submit three sets of final construction drawings and site plans to TRPA.
4. The proposed timeshare units may each have a wet bar facility. Wet bars are defined as a single bar-sized sink and a refrigerator no greater than 5 cubic feet in size with minimal cabinets and counters. A wet bar shall not include a gas or electric range, stove top and/or oven (not including a microwave oven), a refrigerator in excess of 5 cubic feet in size, or a standard sized kitchen sink. Kitchens (cooking facilities) are not permissible within this use category (Timeshare-hotel/motel design).
5. As a result of this permit, all commercial uses shall be removed from this property, and 7,389 square feet of commercial floor area (cfa) shall be banked on the parcel.
6. Any proposed changes to the existing monument sign shall be reviewed under a separate application to TRPA.

END OF PERMIT



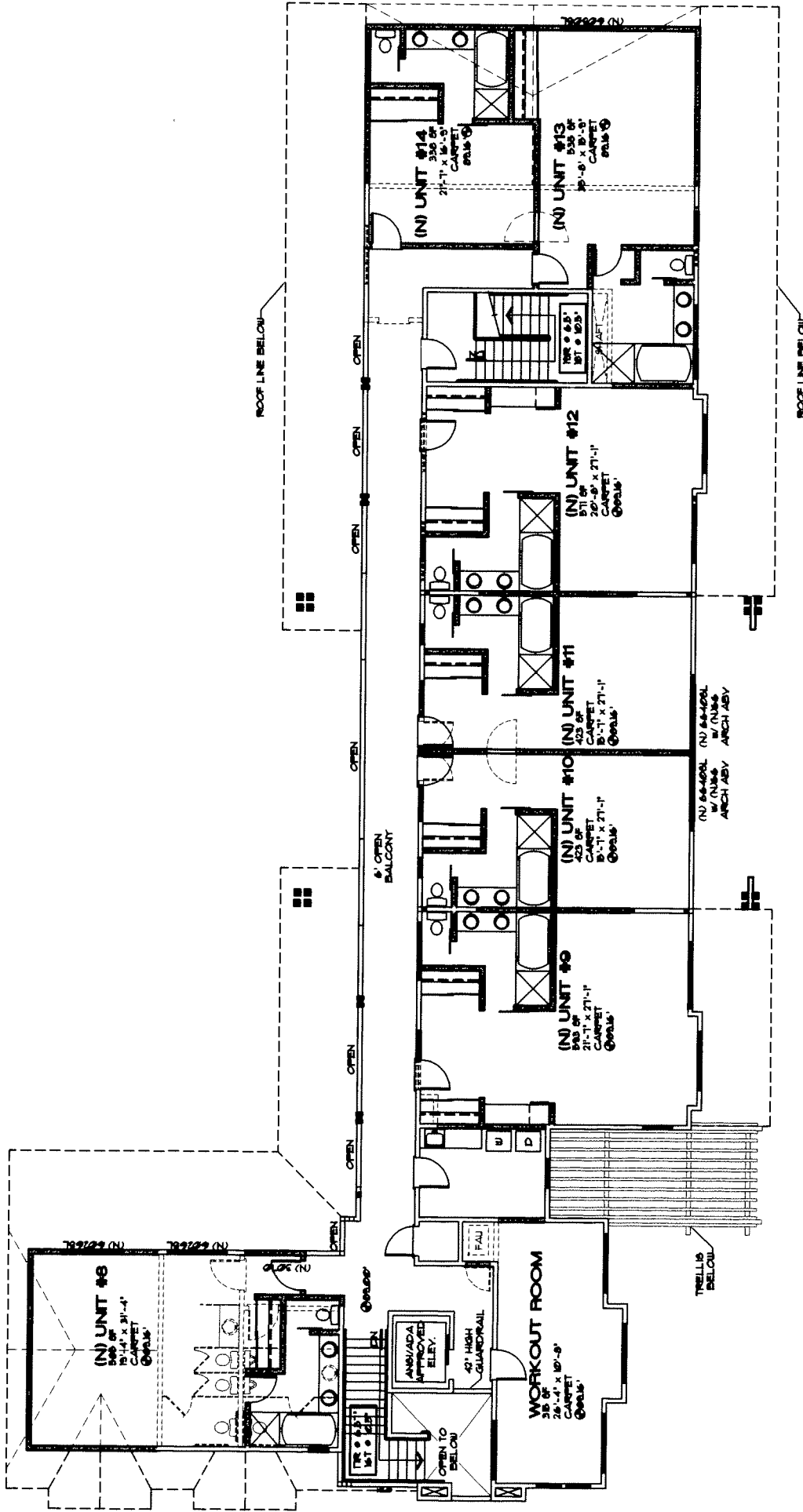
VICINITY MAP

NTS.



PROPOSED LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"
 4,468 SF
 LOWER FLOOR BUILDING AREA
 5,038 SF
 LOWER FLOOR MECHANICAL AREA
 4,128 SF
 UPPER FLOOR BUILDING AREA
 9,968 SF
 UPPER FLOOR MECHANICAL AREA
 5,332 SF
 TOTAL BUILDING AREA
 2,227 SF
 CONCRETE WALKS



PROPOSED UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"
 UPPER FLOOR BUILDING AREA - 4,125 SF.
 UPPER FLOOR MECHANICAL AREA - 96 SF.
 TOTAL UPPER FLOOR BUILDING AREA - 4,221 SF.
 UPPER FLOOR BALCONY AREA - 674 SF.



CRYSTAL VIEW - 10 STATELINE RD

APN: 123.044.13



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