



**STAFF REPORT
PLANNING COMMISSION MEETING OF NOVEMBER 10, 2016**

TO: Planning Commission
FROM: John Hitchcock, Planning Manager
RE: Major Design Review and Special Use Permit, 941 Emerald Bay Road, South Lake Tahoe, CA, El Dorado County APN 032-191-07

RECOMMENDATION:

City staff recommends that the Planning Commission take the following actions:

1. Find that the proposed project is categorically exempt from CEQA under Section 15332, In-fill development, which consists of projects characterized as in-fill development.
2. Make a Finding of No Significant Effect (FONSE) pursuant to Section 3.3.2 of the TRPA Code of Ordinance.
3. Approve the major design review and grant the special use permit, based on the staff report, subject to the conditions listed in the attached City/TRPA Permit.

BACKGROUND:

Project Application

Steve Leman (applicant), is proposing to construct a three story mixed-use project consisting of 8,227 square feet of retail and professional office space and 4 residential units, and provide new hardscape and landscape improvements.

The project site is currently vacant but was the former site of a tourist accommodation use that was subsequently demolished and the units of use were banked onsite. Main access to the site is provided from Emerald Bay Road with secondary access off of James Avenue. Along the front of the parcel Caltrans has constructed a sidewalk and Class 2 bike lane which contribute to the highway streetscape.

The proposed architecture is consistent with current design guidelines and recent approvals within the vicinity. The proposed building exterior incorporates natural appearing materials and uses a color palette that complement the natural environment and are generally consistent with the Munsell soil color charts. The

proposed roof is a 5:12 pitched comp shingle roof with a black gray color. The proposed building height for the main building is 45 feet and 27'-11" for the secondary building. The roofline incorporates dormers to avoid the appearance of a rectangular building and to improve the building and roof articulation.

The proposed landscape design intent is to utilize low water use and native species consistent with TRPA's landscaping guidelines. Fifteen trees are proposed to be removed to accommodate the new building and the parking lot.

Site access from Highway 50/Emerald Bay Road will remain as currently configured and the parking layout is configured to be located on the side and setback from Emerald Bay Road consistent with the parking standards of the Tahoe Valley Area Plan. The project is proposing a total of 35 onsite spaces, which 7 spaces short. Thus the applicant is requesting a special use permit for a reduction in parking.

The following project information was submitted to the City for review and approval:

- Major Design Review application and fee received May 4, 2105
- Environmental Checklist received May 4, 2015
- City-wide Parking, Driveway and Loading Spaces Checklist received May 4, 2015
- City-wide Design Standards Checklist received May 4, 2015
- Plan set received August 15, 2016
- Revised plan set received June 21, 2016
- TRPA application and fee received May 4, 2015
- TRPA Initial Environmental Checklist received May 4, 2015
- Supporting material contained in File #15-100

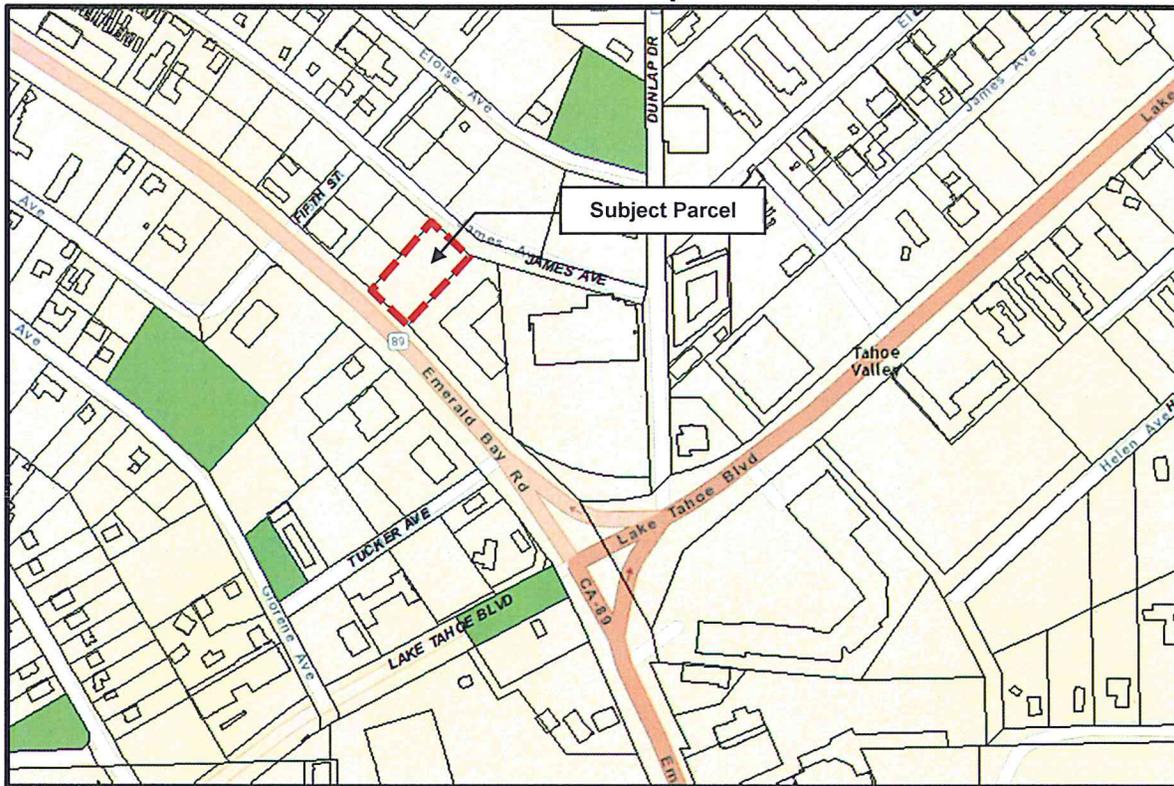
Project Location and Setting

- Address: 941 Emerald Bay Road
- APN: 023-191-07
- Existing Site Factors:
 - Parcel Size: 24,571 sq. ft./ .55 acres
 - Zoning: Tahoe Valley Area Plan – Town Center Core (TC-C)
 - Flood Zone: Zone X, 0.2% annual chance flood, FIRM Map 06017C0367F, effective 4/02/12
- Surrounding Land Uses/Zoning:
 - North: Tahoe Valley Area Plan – Town Center Core (TC-C), existing commercial uses
 - South: Tahoe Valley Area Plan – Town Center Core (TC-C) existing commercial uses
 - West: Tahoe Valley Area Plan – Town Center Gateway (TC-G) existing commercial uses

East: Tahoe Valley Area Plan – Valley Area Plan – Town Center Core (TC-C) existing commercial uses

The existing tourist accommodation use that existed on the site was demolished in 2006 and the parcel was restored to its natural state. The applicant subsequently pursued a TRPA Man-Modified Determination. The determination resulted in TRPA classifying the parcel as high capability Class 7 land (TRPA File #20060051STD).

Location Map



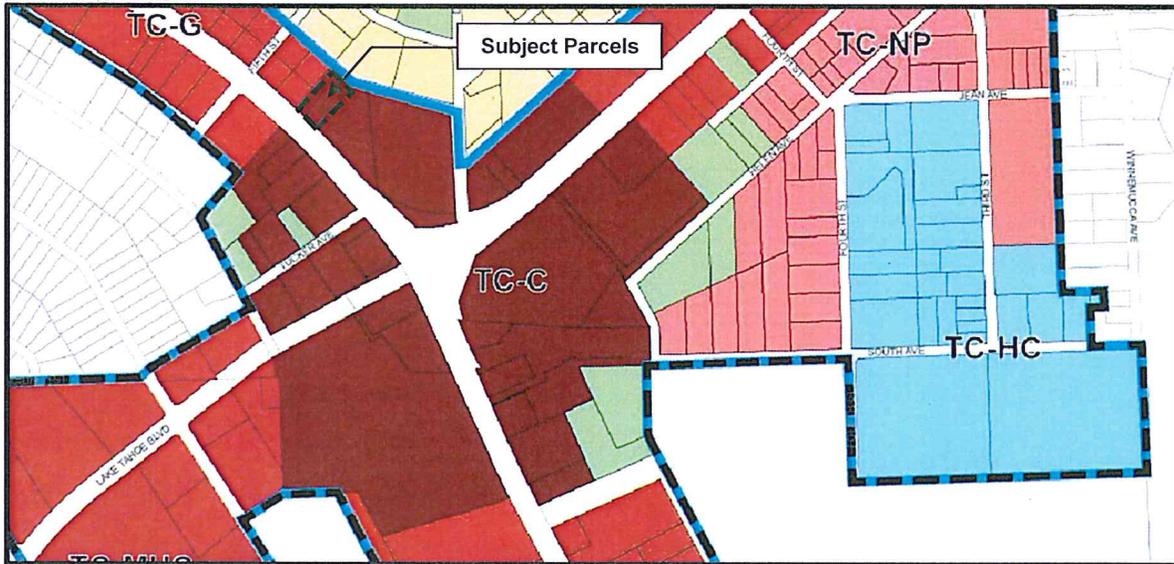
ISSUE AND DISCUSSION:

Project Review

Use:

The project site is located in the Town Center Core (TC-C) District of the Tahoe Valley Area Plan. The proposed mixed-used commercial/professional office space and residential uses are allowed uses in the district. Professional office spaces are only allowed in this district if they are incorporated in a mixed-use project.

Zoning Map



Flood Zone:

The project is located within Zone X from FIRM Map 06017C0367F, effective April 3, 2012, which is an area of minimal flood hazard.

Land Coverage:

The project area is 24,571 square feet in size. The site is Land Capability Class 7 with 30% base allowable coverage. Base allowable land coverage for the project area is 7,371 square feet. The applicant is proposing 16,932 square feet of new land coverage. The applicant will be required to transfer in land coverage to the site pursuant to the following table:

Land Coverage Table	
Parcel Size	24,571 sq. ft.
Base Allowable Coverage	7,371 sq. ft.
Proposed Coverage	16,932 sq. ft.
1. Transfer Requirement from High Capability Lands	14,207 sq. ft.
2. Transfer Requirement if Transferred from SEZ Lands	9,561 sq. ft.

The applicant is proposing 739 sq. ft. of offsite land coverage. The permit will be conditioned to require the applicant to pay an offsite land coverage mitigation fee. In addition, the permit will be conditioned to require the applicant to obtain the necessary encroachment permit from Caltrans for all work conducted within the State right-of-way.

Unit of Use:

The applicant is proposing 8,227 sq. ft. of new commercial floor area. The City Council has approved and granted the applicant an allocation of 6,170 sq. ft. of commercial floor area from the Tahoe Valley Area Plan pool. Pursuant to the City

Council Resolution, the CFA shall be utilized and maintained through an active building permit, within two years of City Council approval; failure to utilize the CFA will result in return of the CFA to the Tahoe Valley Area Plan pool. The remaining balance of 2,057 sq. ft. of CFA must be transferred to the site. The permit will be conditioned to require the transfer of CFA to the site prior to the issuance of a building permit.

The applicant is proposing to incorporate 4 residential units to be located on the third story. The applicant has procured 4 residential allocations from the City for the proposed project. Prior to an issuance of a building permit the applicant will be require to transfer in 4 development rights to the site.

Density:

Pursuant to TRPA Code Section 31.5.2.B.5 the maximum density for multi-family dwelling in a mixed-used project is 8.3 units an acre. The parcel is 5.6 acres in size, thus the maximum onsite density is 4.6 units an acre. The applicant is proposing 4 units.

Height:

The main building is a three story with a maximum height of 45 feet. The secondary building has a maximum height of 27'-11". The maximum height permitted in the Town Center Core is 45 feet. The proposed height is consistent with the adopted height standards. Because the proposed building is three stories in height findings are required (see Attachment 2).

Traffic:

The proposed mix of uses was analyzed for air quality impacts. The proposed mix of uses and change in use from tourist accommodation to commercial/residential uses results in an increase of 89.17 Daily Vehicle Trips Ends (DVTE). Pursuant to the Section 65.2.1.3.C of the TRPA Code, less than 100 vehicle trips are considered an insignificant increase. The applicant is required to mitigate the increase in vehicle trips by paying an air quality mitigation fee of \$11,911.

Existing Uses		Trips	DVTE
Motel Units	23 Units	9.81/Unit	225.63
Motel Manager's Unit	1 Unit	10.0/Unit	10.0
	Existing Baseline Trips		235.63
Proposed Uses			
Office	3,871 sq. ft.	11.01/1,000 sq. ft.	42.61
Restaurant	1,077 sq. ft.	89.95/1,000 sq. ft.	96.87
Retail	3,279 sq. ft.	44.32/1,000 sq. ft.	145.32
Residential	4 Units	10.0/unit	40.0
		New Trips	324.8
		Total Trips	89.17

Air Quality Mitigation Fee Calculation					
Use Type	Existing Trips	Proposed Trips	New Trips	Mitigation Fee	Total Fee
Residential	10.00	40.00	30.00	\$325.84	\$9,775.20
Tourist	225.63	0.00	0.00	\$325.84	-
Commercial	0.00	49.17	49.17	\$36.20	\$1,779.95
					\$11,555.15

Parking:

The proposed project includes 35 onsite parking stalls. The minimum parking requirement is 42 spaces based on the adopted parking ratio in the City Code. Thus, the applicant is requesting of a reduction in parking pursuant to the Tahoe Valley Area Plan Transportation Policy T-2.6, which specifically allows a reduction in parking for mixed-use projects. The minor reduction in parking would be mitigated by the fact that the applicant will install long-term and short-term parking onsite, and the site is connected by sidewalks and bike lanes to employment centers, good and service centers, and transit that are all within 800 feet.

Moreover, it should be noted that parking demand varies by time of day for mixed-use projects. Residential parking will be needed more in the evening and at night when the commercial retail and professional office spaces will be closed. When the retail and office spaces are closed 26 additional parking spaces would be available for use by the restaurant and the proposed residential units. Based on the proposed square footage of the restaurant space and 4 residential units, only 15 spaces are needed during the evening and night time hours. Thus a reduction in parking would not have a significant impact and the proposed 35 spaces are adequate to accommodate all the proposed uses.

Pedestrian Orientation & Access:

City design standards require on-site pedestrian access be provided including internal connections within the project site and externally to the local circulation network, to neighbors and to transit. The proposed project includes a pedestrian connection from the sidewalk/bike lane along Emerald Bay Road to the front building entrance and walkways in front of all the parking spaces adjacent to the building, connecting to building entrances. Thus a connection to neighbors and bicycle circulation network will be provided.

Snow Storage:

Proposed snow storage is shown at the rear of the main building and is consistent with City Code § 6.10.140.

Setbacks:

All proposed structures and improvements conform to minimum City setback standards. However, the Tahoe Valley Area Plan also includes standards for building placement. In the TC-C district, buildings are to be built at the setback line 25 feet from the back of curb of Emerald Bay Road. The area between the setback and the building shall incorporate sidewalk/use area, outdoor dining/patio,

or landscaping. A sidewalk currently existing within the setback and the proposed project will incorporate new landscaping and an outdoor patio for use by the proposed restaurant space.

Landscaping:

The landscape plans are consistent with City and TRPA standards with respect to plant selection and irrigation.

Street Frontage Improvements:

The TVAP Design Standards require street trees and shrubs on all street frontages along with pedestrian lighting on sidewalks and pathways. The proposed project will incorporate new turf, low lying shrubs, incense cedar and quaking aspens.

Lighting:

Exterior lighting is shown within the parking lot while any proposed building lighting is not shown on the project plans. The plan set indicates that the parking proposed parking lights are fitted with cutoff shields are less than 26 feet in height and thus consistent with City Code. The permit will be conditioned to depict any proposed lighting on the building plan submittal set. All lighting shall be directed downwards and shall have cutoff shields.

Building Design, Materials and Color:

The exterior design of the proposed building includes brown siding, green siding and light brown trim. Although the colors and textures of these materials are consistent with TVAP design standards, staff is recommending darker tone of green be used for the siding.

Screening of Mechanical Equipment:

The plan does not indicate any visible mechanical equipment.

Roof:

The proposed building addition incorporates a pitched roof as required by the TVAP Design Standards. The roof will be constructed of dark black gray colored comp shingle consistent with scenic guidelines.

Scenic:

The proposed project site is located on US 50/SR 89 which is a TRPA Scenic Corridor. Scenic considerations significantly influenced the design of the front and southeast elevations of the proposed new building which are most visible from the roadway. The natural colors which predominate will cause the building to blend with the forested backdrop. The lighter color accents will provide contrast and texture.

Consistent with the Area Plan design standards and the South Tahoe Design Guidelines, the proposed building will incorporate community design features including ground floor transparency, articulated walls, articulated roof surfaces, and stepped back design to improve its overall community character.

The main three story building is 45 feet tall but will not project above the existing tree canopy, nor would it block any existing ridgeline views in the vicinity.

Thus the proposed project as designed will not have a significant effect on the Scenic Threshold Travel Route Unit #1 or any identified scenic resources.

View from Emerald Bay Road



Proposed Colors and Materials



Dumpster Enclosure:

A new dumpster enclosure is integrated into the proposed building at the rear of the structure. The enclosure is completely integrated in the proposed site design.

Excavation:

The proposed project involves soil excavation and grading for the new building, parking area, storm water treatment facilities and related improvements. Maximum depth of excavation for the building footings will be five feet which is allowed without a soils/hydrologic investigation per Chapter 33 of the TRPA Code of Ordinances.

Temporary BMPs as required by TRPA Code, which will be implemented during construction and are included in the conditions of approval.

Best Management Practices (BMPs):

TRPA's standard conditions of approval require the installation of BMPs. A project security will be required to ensure the required BMPs are installed.

Signs:

The applicant has included proposed new signs in the project application package. No new signs are included in this approval. All signs associated with the project shall be reviewed and approved by the City Planning Division in accordance with the Sign Permit process.

FINDINGS:

City:

Design Standards: The project is consistent with the applicable city design standards. The proposed project is consistent with the following checklists, provided the specific conditions listed in the City/TRPA Permit are met.

- a. Tahoe Valley Area Plan Development Standards
- b. City-Wide Design Manual Checklist
- c. City-Wide Parking, Driveway and Loading Spaces Checklist
- d. South Tahoe Design Guidelines

General Plan Consistency: The proposed project is to construct a mixed-use project located within a designated town center. This proposed project is consistent with various general plan policies including but not limited to Policy LU-1.7, which encourages the development of live/work opportunities, and Policy LU-2.10, which encourages the development of resident-serving commercial uses and housing within the Tahoe Valley plan area.

Tahoe Valley Area Plan Consistency: The Town Center Core district is the heart of the Tahoe Valley area and is intended to become a place of public gathering and

retail activity meeting the needs of both area residents and tourists. This district allows for vertical mixed-use projects with a focus on ground level active storefronts and pedestrian- and transit-oriented development that encourages pedestrian activity and supports multi-modal transportation. Allowable uses include tourist accommodation, retail, commercial, entertainment, and office uses, as well as mixed-use residential development. Thus, the proposed project is consistent with the area plan's vision, goals and policies

Parking and Special Use Findings: Required parking and special use findings are attached to this staff report as Attachment 1.

TRPA:

Required TRPA findings are attached to this staff report as Attachment 2.

CITY COUNCIL WORK PLAN:

The Strategic Plan envisions diversifying revenue sources as a part of Fiscal Sustainability. The development of the mixed-use project would improve the tax revenue base of the City with increased property taxes.

FINANCIAL AND/OR POLICY IMPLICATIONS:

Approval of the mixed-use project would not have any financial or policy implications to the City. Moreover, the creation of additional housing units would result in increased property tax revenues.

ATTACHMENTS:

1. CSLT Parking and Special Use Findings
2. TRPA Findings for Approval
3. TRPA Finding of No Significant Effect (FONSE)
4. Project Plans
5. Draft City/TRPA Permit

SIGNATURES:

By:



John Hitchcock, Planning Manager

ATTACHMENT 1

CSLT PARKING AND SPECIAL USE FINDINGS

Findings Required by SLTTC §6.10.350

1. Adequate off-street parking will be provided for the proposed use as determined by a parking analysis.

The proposed project includes 35 onsite parking stalls. The required minimum parking requirement is 42 spaces based on a ratio adopted in the City Code. Thus the applicant is requesting of a reduction in parking pursuant to the Tahoe Valley Area Plan Transportation Policy T-2.6, which specially allows for mixed-use projects a reduction in parking. The minor reduction in parking would be mitigated by the fact that the applicant will install long-term and short-term parking onsite and that the project is located in the town center core district connected by sidewalks and bike lanes to employment centers, good and service centers, and transit that are all within 800 feet.

Moreover, it should be noted that parking demand varies by time of day for mixed-use projects. Residential parking will be needed more in the evening and at night when the commercial retail and professional office spaces will be closed. When the retail and office space are closed, 26 additional parking spaces would be available for use by the restaurant and the residential units. Based on the proposed square footage of the restaurant space and 4 residential units, only 15 spaces are need during the evening and night time hours. Thus a reduction in parking would not have a significant impact and the proposed 35 spaces are adequate to accommodate all the proposed uses in the mixed-use project. Thus the need for more off-street parking is reduced.

2. The environmental impact of the use will be lessened by the reduction in parking spaces.

As described above, the reduction in parking spaces would not have an environmental impact. As noted above, parking demand varies by time of day for mixed-use projects. Residential parking will be needed more in the evening and at night when the commercial retail and professional office spaces will be closed. When the retail and office space are closed, 26 additional parking spaces would be available for use by the restaurant and the residential units. Based on the proposed square footage of the restaurant space and 4 residential units, only 15 spaces are need during the evening and night time hours. Thus a reduction in parking would not have a significant impact and the proposed 35 spaces are adequate to accommodate all the proposed uses in the mixed-use project. Thus the need for more off-street parking is reduced.

3. Traffic safety for other vehicles and pedestrians will be enhanced by the lesser requirement.

Studies have indicated that mixed-projects that are served by good transit, bike lanes and sidewalks typically do not require as much parking. The proposed parking reduction will improve traffic safety by reducing turning movements in and out of streets, thus providing a safer environment for pedestrian and bike traffic.

Findings Required by SLTTC §6.55.620

1. Necessary or desirable on a specific parcel.

Modification of the parking ratio is desirable on this parcel because it will allow for the construction of a mixed-use project in a designated pedestrian-oriented town center. Uses such as restaurants, retail spaces and professional offices are desirable in pedestrian oriented districts because they attract pedestrian activity and activate the streetscape.

2. Not injurious to the neighborhood.

The use permit modifying the parking ratio will not be injurious to the neighborhood. As noted above, parking demand varies by time of day for mixed-use projects. Residential parking will be needed more in the evening and at night when the commercial retail and professional office spaces will be closed. Thus adequate parking exists for each use type and will not result in on-street parking demand in the immediate neighborhood.

3. Consistent with the intent of this chapter.

The intent of the minimum parking requirement found in SLTCC §6.55.620 is to provide sufficient off-street parking to meet the peak demand. The parking standards also allow for deviation from the standard. Because the proposed project is located in a designated town center that is served by alternative modes of transportation that includes access from a dedicated bike lane, sidewalks and transit service, the need for more off-street parking is reduced.

4. Consistent with the permitted uses in such plan area.

The proposed commercial and residential uses are an allowed use within the Town Center Core District of the Tahoe Valley Area Plan.

ATTACHMENT 2 TRPA FINDINGS

TRPA Code - Chapter 3 – Environmental Documentation (Section 3.3.2)

Finding: The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with Rules of Procedure Section 6.6

The information contained in the application, including the attached Initial Environmental Checklist indicates that the proposed mixed-use project will not have a significant effect on the environment. The proposed project will transfer in land coverage and CFA; project related traffic will be reduced; and existing TRPA rules and regulations will continue to be in place to ensure maintenance and attainment of the environmental thresholds, hence the proposed project will not have a significant effect on the environment.

TRPA Code - Chapter 4 – Threshold Related Findings – Findings Necessary to Approve any Project (4.4.1)

Finding: 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.

The proposed project is located in the Town Center Core District of the Tahoe Valley Area Plan where residential, professional office space, eating and drinking establishments, and general retail space are allowable uses. The project has been designed to be consistent with the City of South Lake Tahoe and TRPA Tahoe Valley Area Plan Development and Design Standards in regard to site and building design, circulation, landscaping and BMPs. Therefore, the proposed project, as conditioned, includes all necessary components for compliance with the development standards of the Tahoe Valley Area Plan adopted by both TRPA and the City and is thus compliant with all provisions of the TRPA Regional Plan and will not adversely affect its implementation.

Finding: The project will not cause the environmental threshold carrying capacities to be exceeded;

Based on completion of the TRPA Initial Environmental Checklist (IEC), the proposed project as conditioned in the draft permit will not cause any environmental threshold carrying capacities to be exceeded. The installation of BMPs, appropriate building color and materials, additional landscaping and reconstruction of the pedestrian path will benefit water quality, air quality and scenic thresholds.

Finding: 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(d) of the Tahoe Regional Planning Compact, the project meets or exceeds such standards.

The proposed project will not alter federal, state, or local air or water quality standards currently in place. Therefore, the strictest standards will continue to be attained, maintained, or exceeded pursuant to Article V (d) of the Tahoe Regional Planning Compact. In addition, the permittee will comply with all temporary and permanent air

and water quality BMP requirements which will prevent any adverse impacts to federal, state, or local air and water quality standards.

TRPA Code - Chapter 4 – Threshold Related Findings – Making Specific Findings (4.4.2)

In order to make the findings required by subparagraph 4.4.1, TRPA must evaluate the proposed project pursuant to the provisions of subsection 4.4.2.A.

In making the findings required by subsection 4.4.1, proposed project was evaluated pursuant to the provisions of subsection 4.4.2 and found that it would not negatively impact a compliance measure, resource capacity, target date or interim target date, threshold, or Environmental Improvement Program (EIP) project.

Tahoe Valley Area Plan Viewshed Protection

To ensure compatibility with adjacent uses and viewshed protection, buildings must not project above the forest canopy, ridge lines, or otherwise detract from the viewshed and the review authority must make findings 1, 3, 5, and 9 of Section 37.7 of the TRPA Code of Ordinances in approving any project consisting of three or more stories

Finding 1 - When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline.

The proposed building height of 45 feet has a modest profile that does not extend above the forest canopy or a ridgeline when viewed from Emerald Bay Road, a major arterial. Moreover, the property is surrounded by existing mature conifers that are well over 100 feet in height that will provide a backdrop for the proposed buildings.

Finding 3 - With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.

As discussed in Finding 1 above, the project was designed to not extend above the existing tree canopy and would interfere with any TRPA designated viewshed.

Finding 5 - The portion of the building that is permitted additional building height is adequately screened, as seen from major arterials, the waters of lakes, and other public areas from which the building is frequently viewed. In determining the adequacy of screening, consideration shall be given to the degree to which a combination of the following features causes the building to blend or merge with the background.

The proposed project has been designed to be consistent with the design standards of the Tahoe Valley Area Plan and the South Tahoe Design

Guidelines. The intent of the adopted standards is to require community design elements that are harmonious and complementary to the natural environment.

Scenic considerations significantly influenced the design of the front and southeast elevations of the proposed new building which are most visible from the roadway. The natural colors which predominate will cause the building blend with the forest backdrop to the site. The lighter color accents will provide contrast and texture. The proposed building will incorporate community design features including ground floor transparency, articulated walls, articulated roof surfaces, and stepped back design to improve its overall community character. Furthermore, the proposed project will incorporate native landscaping to further enhance the overall design and character.

Finding 9 - When viewed from a TRPA scenic threshold travel route, the additional building height granted a building or structure shall not result in the net loss of views to a scenic resource identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. TRPA shall specify the method used to evaluate potential view loss.

As discussed in Findings 1, 3, and 5 above, the project will incorporate the necessary design elements and site design to ensure that the proposed project will not have an impact on Threshold Travel Route Unit #1 or any designated scenic resources.

ATTACHMENT 3

STATEMENT OF NO SIGNIFICANT EFFECT

PROJECT DESCRIPTION: 941 Emerald Bay Mixed-Use Project

APN: 023-191-07

PERMITTEE: Steven D. Leman

File: MOU #15-100

COUNTY/LOCATION: El Dorado/941 Emerald Bay Road, South Lake Tahoe, CA

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

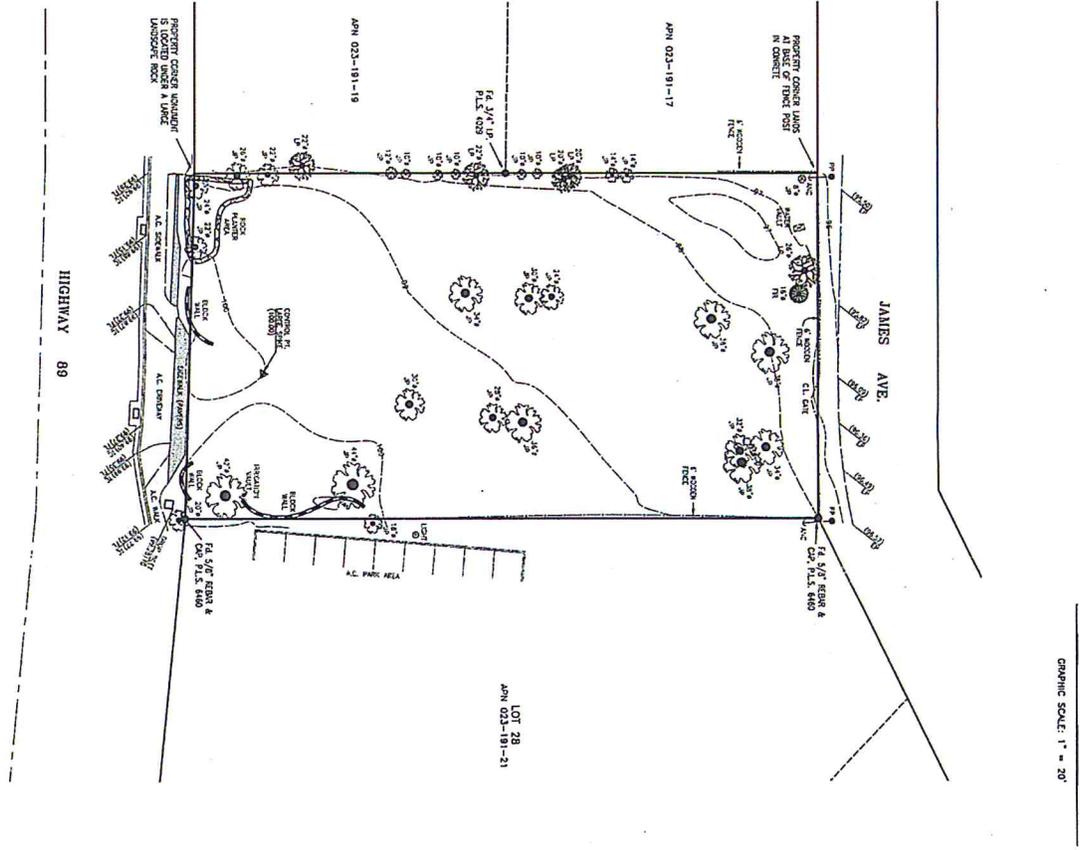
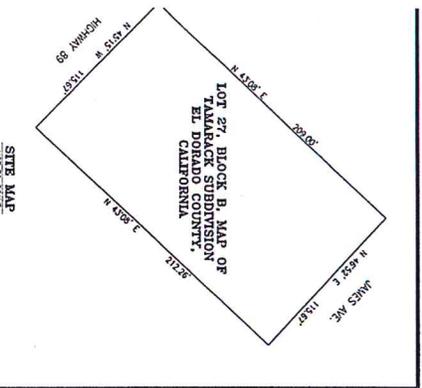
Determination: Based on the above-stated finding and the provisions of Section 3.6 of the TRPA Code of Ordinances, the subject project is conditionally exempt from the requirement to prepare an Environmental Impact Statement. The conditions of this exemption are the conditions of permit approval.



Community Development Director/Designee

12.4.16

Date



TREE LEGEND

- JEFFREY PINE TREE AND TRUNK DIAMETER
- LODGE POLE PINE TREE AND TRUNK DIAMETER
- FIR TREE AND TRUNK DIAMETER

GENERAL INFORMATION

OWNER:
 LEMAN S. & J. TRUST
 PURVANCE C & S TRUST OF 8/14/2002
 2020 KOKANE
 SOUTH LAKE TAHOE, CALIFORNIA 96150

SITE ADDRESS:
 941 EMERALD BY ROAD
 SOUTH LAKE TAHOE, EL DORADO COUNTY
 CALIFORNIA 96150

APN:
 023-191-07

PARCEL ACREAGE:
 24,394 sq. (0.55 ACS)

ABBREVIATIONS/LEGEND

- EP EDGE OF PAVEMENT
- TC TOP OF CURB
- FL FLOWLINE
- ANC ANGLE
- TG TOP OF GRADE
- PP POWER POLE
- TBM TIEPOINT BENCHMARK

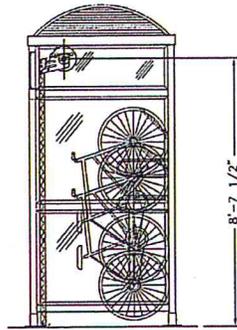
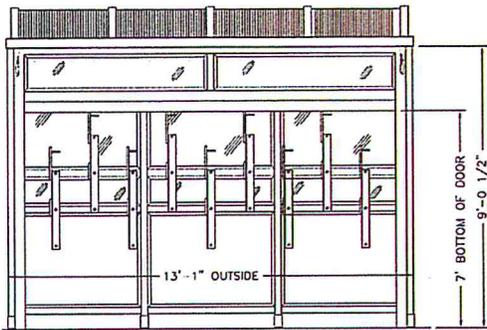
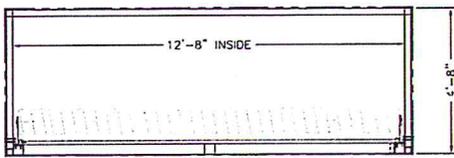
TOPOGRAPHIC SOURCE:

A FIELD SURVEY WAS PERFORMED BY WDH LAND SURVEYING ON NOVEMBER 23, 2013.
 CONTOUR INTERVAL = 1'
 VERTICAL DATUM IS ASSUMED.

PREPARED BY:
 WDH LAND SURVEYING

WILLIAM D. HIGGINS/DONAHAY DATE

<p>TOPOGRAPHIC SURVEY PLAT LOT 27, BLOCK B, MAP OF TAMARACK SUBDIVISION EL DORADO COUNTY, CALIFORNIA</p> <p>LEMAN & PURVANCE</p>		<p>WDH LAND SURVEYING</p> <p>LICENSED IN CALIF. AND NEVADA 1537 1437 SOUTH LAKE TAHOE, CA 96151 (530) 318-8368 email - wdh@wdhsurveying.com</p>
--	--	--

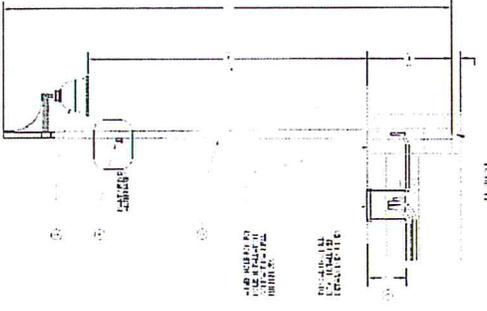


- NOTES:
1. 2" (MIN) THICK PERMEABLE PAVERS USED IN FEEDING HOPPER/INTAKE
 2. PERMEABLE PAVERS TO BE USED IN FEEDING HOPPER/INTAKE
 3. CONCRETE CURB TO BE 4" (MIN) THICK

3 PERMEABLE PAVERS
N.T.S.

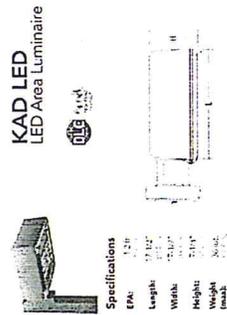
- NOTES:
1. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.
 2. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.
 3. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.
 4. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.
 5. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.
 6. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.
 7. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.
 8. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.
 9. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.
 10. GATE SHALL BE MOUNTED ON METAL POSTS AT CORNERS. GATE SHALL BE ATTACHED TO CORNERS BY HINGES. HINGES TO BE 2" (MIN) DIA. AND SHALL BE MOUNTED TO CORNERS BY BOLTS. HINGES TO BE MOUNTED TO CORNERS BY BOLTS.

TRASH ENCLOSURE
1/2 SCALE



- NOTES:
1. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.
 2. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.
 3. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.
 4. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.
 5. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.
 6. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.
 7. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.
 8. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.
 9. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.
 10. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE. LUMINAIRE SHALL BE MOUNTED ON 1 1/2" DIA. (MIN) GALVANNEAL STEEL PIPE.

1 POLE LUMINAIRE - STREET FRONTAGE
N.T.S.



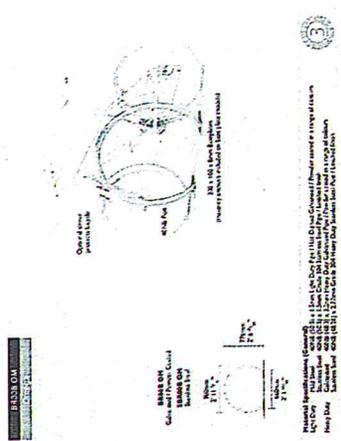
Specifications

Eff:	120
Length:	11' 0"
Width:	1' 0"
Height:	11' 0"
Weight:	300 lbs.

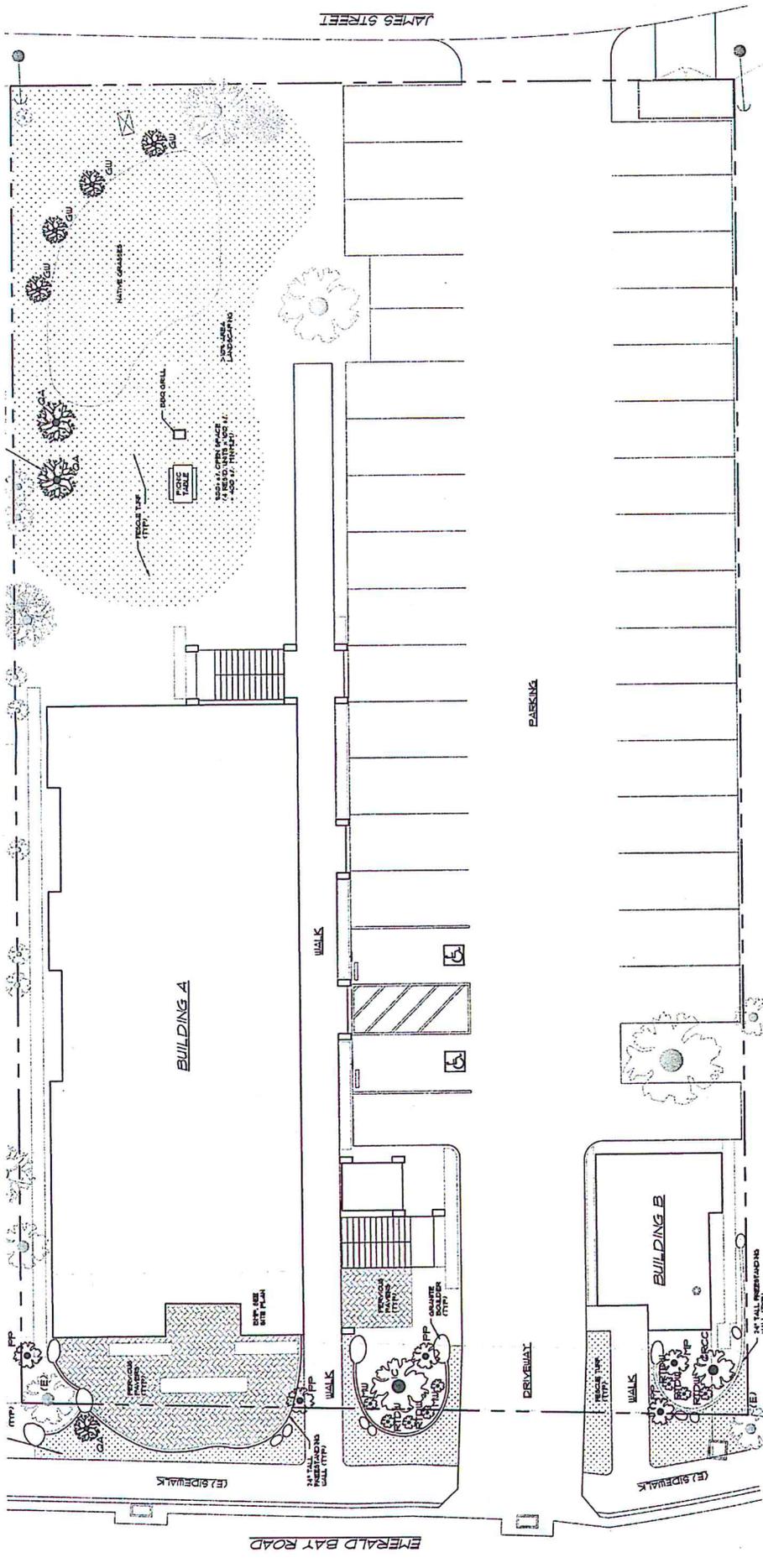
2 POLE LUMINAIRE - PARKING
N.T.S.

4 TRASH ENCLOSURE
N.T.S.

5 LONG TERM BICYCLE PARKING
N.T.S.



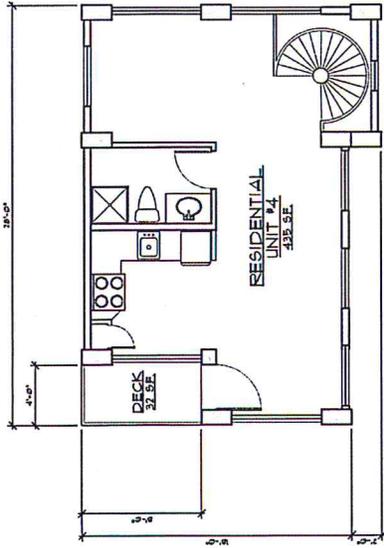
6 SHORT TERM BICYCLE PARKING
N.T.S.



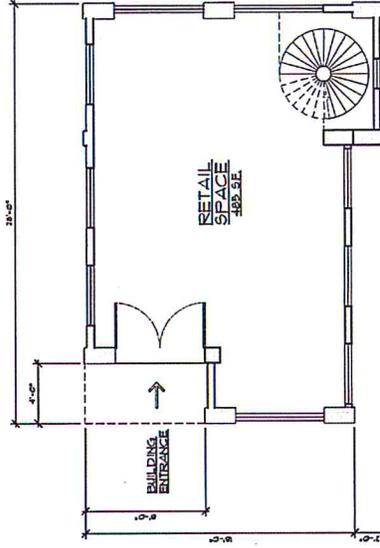
LANDSCAPE PLAN 1/8" = 1'-0"

PLANTING KEY	NOTATION	PLANT
ELP	EXISTING	JEFFREY PINE
ELP	EXISTING	LODGEPOLE PINE
FP	POUNDEROSA	PINE
IC	INCENSE	CEDAR
CRC	CANADA	RED CHUCKCHERRY
GA	QUAKING	ASPEN
VT	VINE	MAPLE
MT	EUROPEAN	MOUNTAIN ASH
W4	WILLOW	
GW	GOLDEN	WILLOW
G5	GIANT	SECURIDIA
RTDW	REDTING	DOGWOOD
SC	WESTERN	SAND CHERRY
LIL	LILAC	
RS	REDWOOD	BUSH
RS	RABBITEAR	
MU	MOUNTAIN	WHITEFLOWER
SA	SHEEP	FESCUE
BR	BROME	MOUNTAIN CAL PORNIA
ST	SQUIRREL	TAIL
COL	COLUMBINE	SPECIES
FOX	FOXGLOVE	
LUP	LUPINE	BREWER'S
PER	PERNITON	SPP
CO	COTON	WASTER
SU	SWEET	WOODRUFF
AS	ASTERS	SPP
AS	ASPEN	SPP
TR	TRACHY	ANTILLA
EL	ELTUS	ELTHOIDES SPP. CALIF.
AG	AQUILEGIA	SPP
DI	DIGITALIS	SPP
LB	LUPINE	BREWER'S
PER	PERNITON	SPP
CO	COTON	WASTER
AS	ASPEN	SPP
AS	ASPEN	SPP

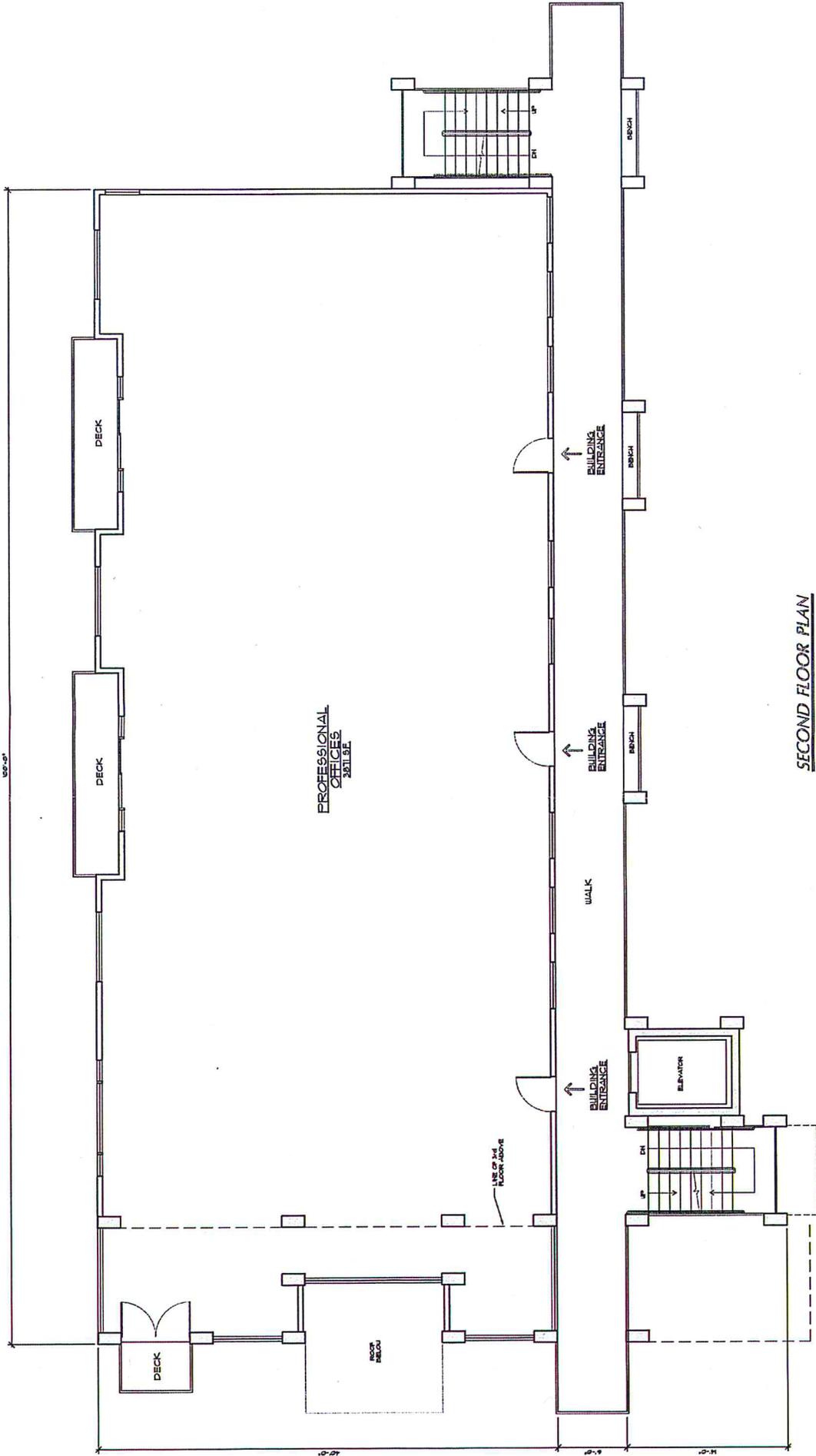
LANDSCAPING NOTES:
 CONCENTRATED EFFORT WILL BE MADE TO USE LOW-MAINTENANCE NATIVE PLANTS AND PLAN FOR EFFICIENT WATER USE IN DEVELOPING AN ATTRACTIVE SETTING.
 ALL LANDSCAPING WILL BE SERVED BY DRIP IRRIGATION OR LOW FLOW SPRINKLER HEADS ON AUTOMATIC TIMERS. THERE WILL BE LIMITED USE OF DROUGHT TOLERANT TURF GRASSES. TREES AND SHRUBS WILL BE PLANTED AS PER ACCEPTED LANDSCAPING PRINCIPLES WITH INDIVIDUAL DRIP EMITTERS.
 IRRIGATION SYSTEM TO BE INSTALLED IN A PROFESSIONAL MANNER WITH MUELLER VALVE, BACKFLOW PREVENTERS, ELECTRIC VALVES, ETC AS PER ACCEPTED GUIDELINES NOTED IN THE HOME LANDSCAPING GUIDE FOR LAKE TAHOE AND ADJACENT TOWNSHIPS. ALL THE MAIN LINES AND SUB MAINS WILL BE INSTALLED IN THE MORNING TO AVOID EVAPORATION.
 THE AVERAGE TREE SIZE AT PLANTING WILL BE A 19 GALLON CONTAINER. SOME FEATURE TREES MAY BE LARGER. TREES WILL BE DOUBLE STAKED FOR THE FIRST TWO YEARS. TREES WILL BE A THIRTIETH OF 1/12" HIGH AT BREAST HEIGHT. SHRUBS WILL BE THIRTIETH 3 GAL. POT SIZE. GROUND COVER WILL BE THIRTIETH 4" POT SIZE.
 THE LANDSCAPING PLAN WILL INTEGRATE THE EXISTING NATIVE VEGETATION. PARTICULAR ATTENTION WILL BE PAID TO STEWARDSHIP OF EXISTING JEFFREY PINES.
 THERE WILL BE SIGNIFICANT USE MULCHES, BARK, PINE NEEDLES AND RIVER ROCK COMBINED WITH INDIVIDUAL DRIP IRRIGATION OF GRASSES, FORBS, AND SHRUBS TO PREVENT OVERGROWTH OF WEEDS.
 MOST OF THE PROJECT AREA IS A MODERATE TO DRY-HYDRIZONE. ONLY THE AREA AROUND THE SEDIMENTATION BASIN WILL BE CONSIDERED A MODERATE TO WET-HYDRIZONE AND WILL BE PROVIDED ACROSS THE PROPERTY FRONTAGE TO SCREEN THE PARKING AREAS.
 LANDSCAPING BERRIS WILL BE PROVIDED ACROSS THE PROPERTY FRONTAGE TO SCREEN THE PARKING AREAS.
 POST TREES AND 1 GAL. 1/12" BE PLACED TO PREVENT VEHICLE ENCROACHMENT ONTO OPEN SPACE.



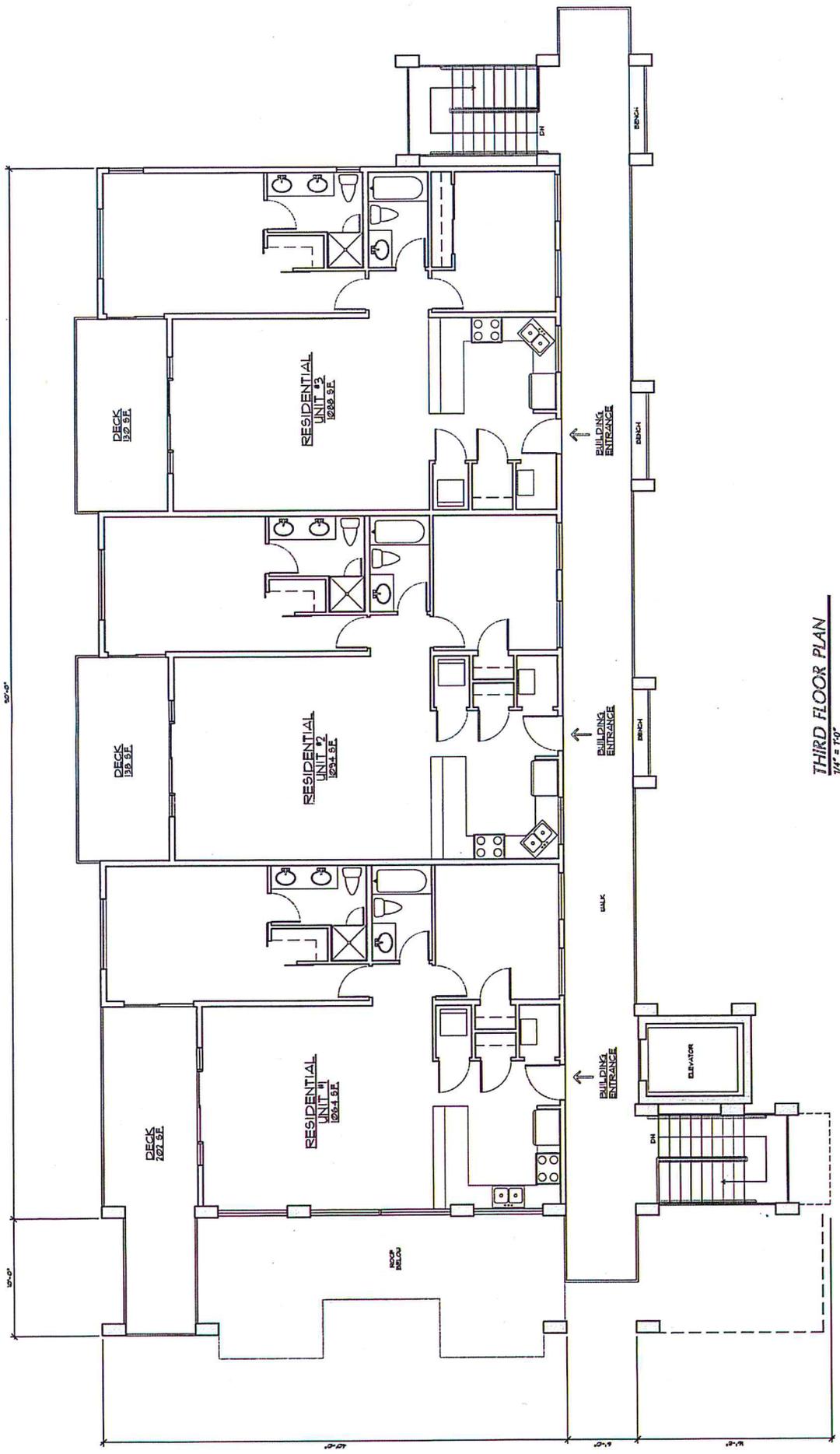
SECOND FLOOR PLAN
1/4" = 1'-0"



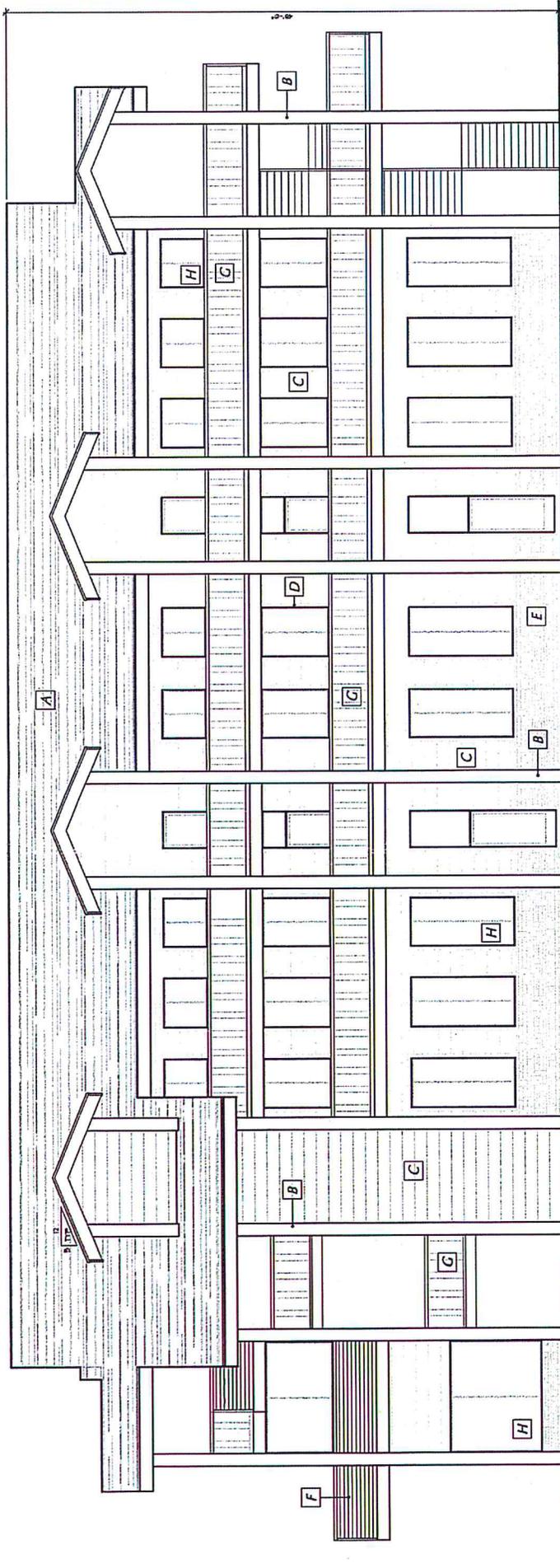
FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



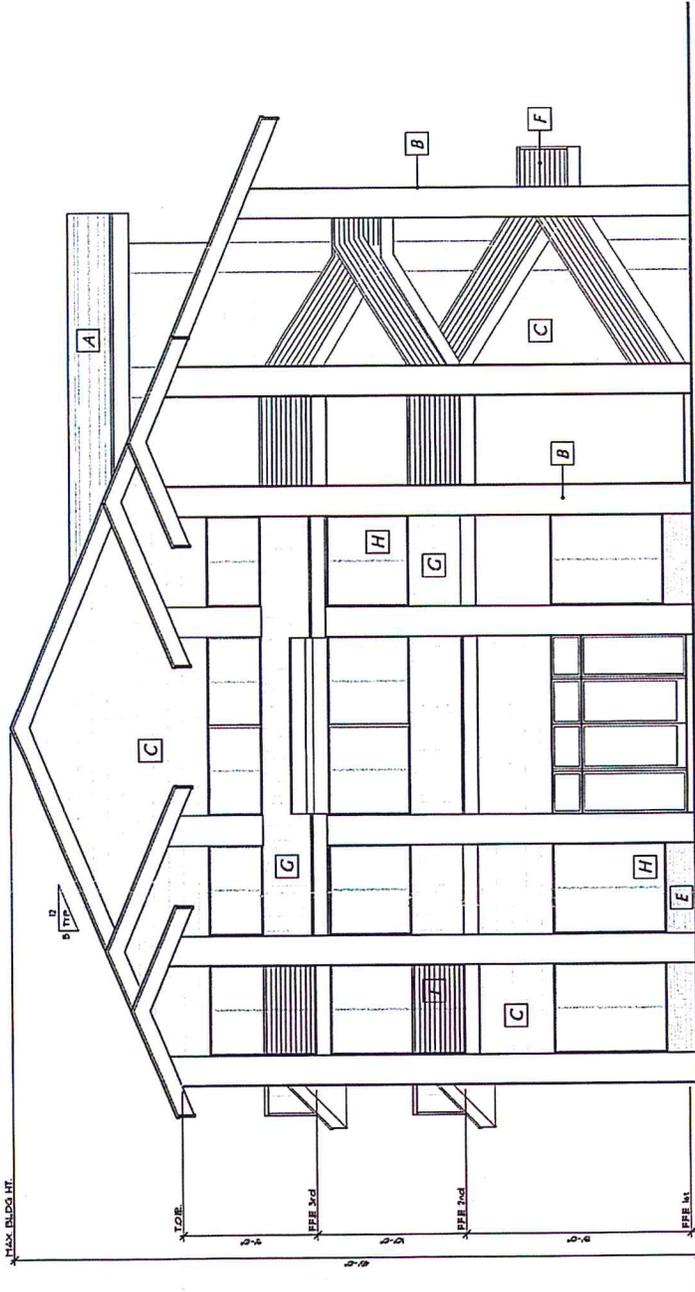
THIRD FLOOR PLAN
7/4" = 1'-0"



SOUTHEAST ELEVATION
 3/4" = 1'-0"

EXTERIOR MATERIALS		CLASS "A" FIRE RATED
A	COMPOSITION ROOFING	
B	WOOD COLUMN	
C	WOOD CASE	
D	WOOD TRIM	
E	STONE MANTLE	
F	STONE CASE	
G	COUNTRY FLOOR	
H	WOOD	

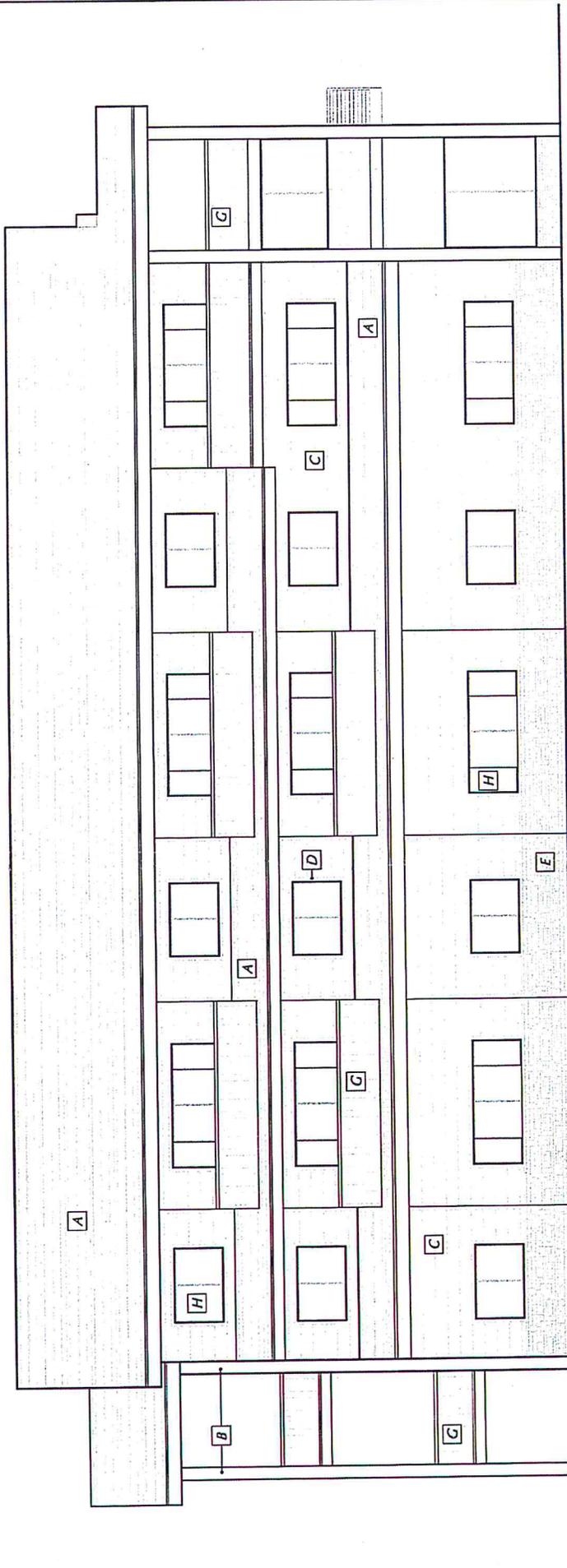
* VALUES SUBJECT TO CHANGE WITHOUT NOTICE
 ** VALUES TO BE DETERMINED BY ARCHITECT AND CONTRACTOR
 PER PLAN.



SOUTHWEST ELEVATION
 1/4" = 1'-0"

EXTERIOR MATERIALS	
A	EXTERIOR ROOFING
B	WOOD RAFTERS
C	CEILING ROOF
D	WOOD TRUSSES
E	WOOD SILLING
F	STEEL GABLE PULL-IN
G	CORNER BRICK
H	WOOD

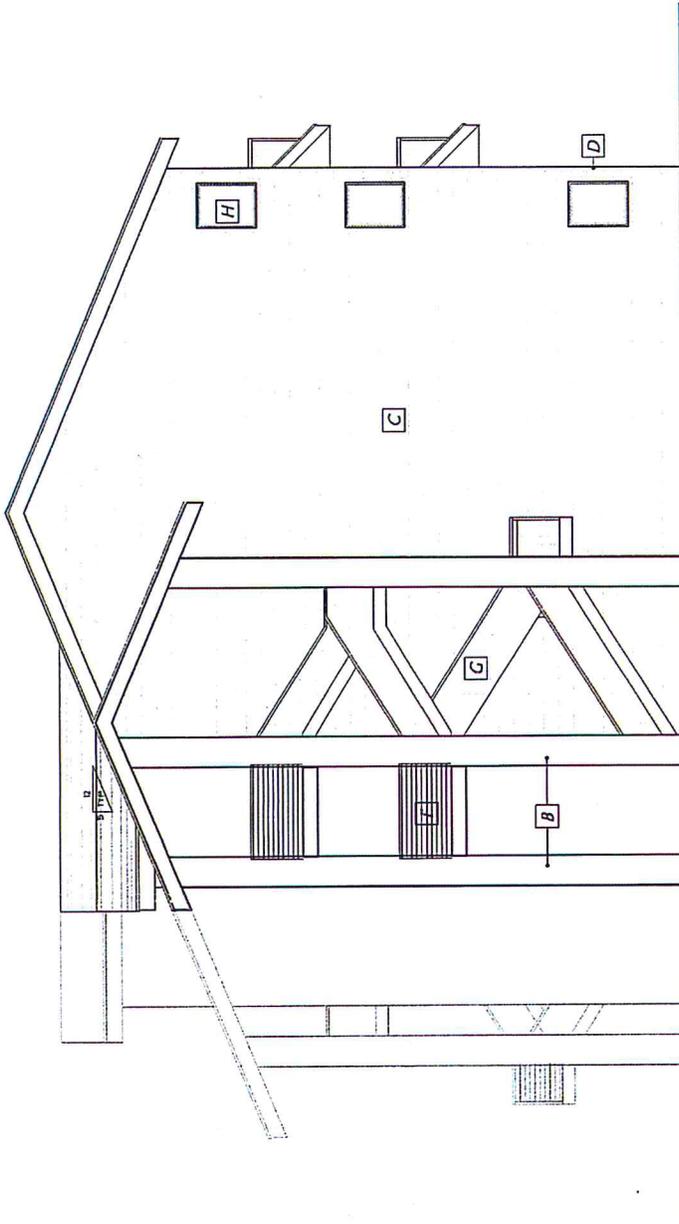
* ALL GLASS AND METAL FINISHES TO BE APPROVED PRODUCT
 ** VERIFY ALL MATERIALS WITH SUPPLIER AND CONTRACTOR
 BEFORE CONSTRUCTION



NORTHWEST ELEVATION
 1/4" = 1'-0"

EXTERIOR MATERIALS	
A	EXTERIOR ROOFING
B	WOOD COLUMN
C	CEILING PANEL
D	WOOD TRIM
E	STONE VENEER
F	STEEL CABLE BALCONY
G	CONCRETE
H	BRICK

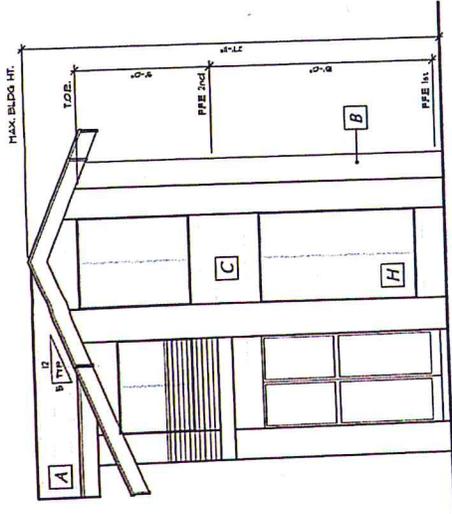
* ALL GLAZING SYSTEMS SHALL BE APPROVED PRODUCTS
 ** VERIFY GLAZING TO THE GLAZING MANUFACTURER'S
 SPECIFICATIONS



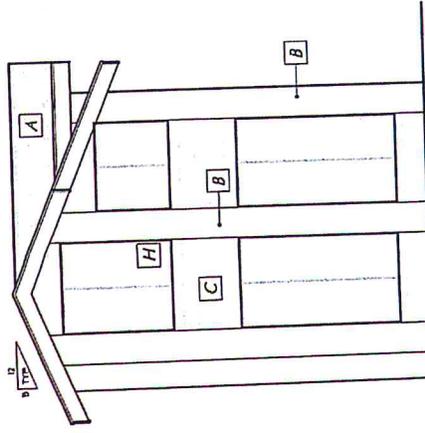
NORTHEAST ELEVATION
 1/4" = 1'-0"

EXTERIOR MATERIALS	
A	CEMENTATION ROOFING
B	WOOD GULLER
C	CEMENT BOARD
D	WOOD SHIM
E	STONE MANSCOT
F	STEEL CABLE FILLING
G	CORRUGATED STEEL
H	WOOD

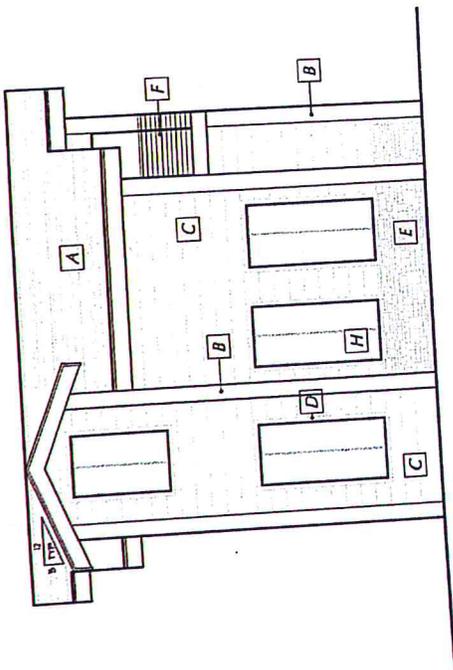
ALL MATERIALS AND FINISHES TO BE APPROVED BY ARCHITECT AND ENGINEER.
 ALL MATERIALS TO BE FIRE RATED.
 ALL MATERIALS TO BE WEAR AND TEAR RESISTANT.
 ALL MATERIALS TO BE WEATHER RESISTANT.



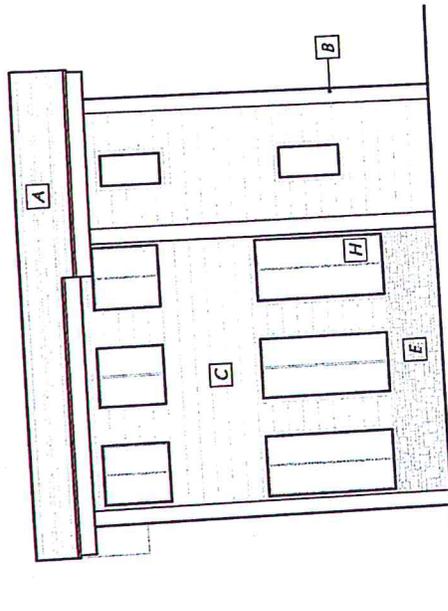
SOUTHWEST ELEVATION
3/4" = 1'-0"



NORTHEAST ELEVATION
3/4" = 1'-0"



NORTHWEST ELEVATION
3/4" = 1'-0"



SOUTHEAST ELEVATION
3/4" = 1'-0"

EXTERIOR MATERIALS

LETTER	DESCRIPTION	CLARIFY THE NEED
A	CONCRETE ROOFING	
B	WOOD GUTTER	
C	CERAMIC TILES	
D	WOOD SHAK	
E	STONE MANTLE	
F	STEEL CABLE RAILINGS	
G	CORNER TILES	
H	WOOD	

* ALLIANCE WITH INTERSTATE AND APPROVED PRODUCT
 ** ALL CONTRACTORS TO BE CONSULTED AND COMPANY ON
 NEW YORK

ATTACHMENT 5

DRAFT CITY / TRPA PERMIT

PROJECT DESCRIPTION: This permit is for the construction of a mixed-use project and related improvements at 941 Emerald Bay Road. The project includes constructing a three-story commercial building, and a two-story commercial building, new landscaping, and new BMPs. No new signs are included in this approval.

APN: 023-191-07

PERMITEE: Steven D. Leman

FILE: MOU#15-100

LOCATION: 941 Emerald Bay Road, City of South Lake Tahoe

Having made the findings required by the TRPA Agency ordinances and rules, and the City of South Lake Tahoe City ordinances and rules, the City of South Lake Tahoe has approved the project on _____, **2016**, subject to the standard conditions attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on _____, **2019** 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 the TRPA and City to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit.

NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL THE CITY RECEIVES A SIGNED COPY OF THIS PERMIT, WHICH INDICATES THE PERMITEE HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND HIS ACCEPTANCE OF ITS CONTENTS. IN ADDITION, ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL MUST BE SATISFIED, AS EVIDENCED BY THE CITY'S ACKNOWLEDGEMENT OF THIS PERMIT. THIS PERMIT ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A CITY BUILDING PERMIT. NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL THE PERMITEE OBTAINS A CITY BUILDING PERMIT AND A CITY PREGRADE INSPECTION HAS BEEN CONDUCTED.

City Development Services Director/Designee

Date

PERMITEE(S): 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 I am responsible for my agent's 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 the City in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to the City. 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

**APN 023-191-07
FILE NO. MOU 15-100**

Off-Site Land Cov. Mitigation Fee:	\$1,374.54	Paid _____	Receipt No. _____
Air Quality Mitigation Fee:	\$11,555.15	Paid _____	Receipt No. _____
Security Posted:	\$TBD**	Paid _____	Receipt No. _____
Security Administrative Fee:	\$TBD***	Paid _____	Receipt No. _____

- * To be determined based on a coverage mitigation construction cost estimate submitted to the Building Department.
- ** To be determined based upon the landscape and BMP cost estimate. The security shall be equal to 110% of the estimated cost of installation of landscaping and BMPs.
- *** \$152 if cash security posted, \$135 if non-cash security posted, please see Attachment J.

City Acknowledgement: The Permittee has complied with all pre-construction conditions of approval as of this date and is eligible a for a city building permit.

City Development Services Director/Designee

Date

SPECIAL CONDITIONS

General

This permit is for the construction of a 3-story and 2 story mixed-used project and related improvements at 941 Emerald Bay Road.

1. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, City and/or TRPA may rescind this approval or take other appropriate action.
2. The permittee shall obtain all necessary City of South Lake Tahoe building or other improvement permits prior to commencement of any construction required for this project. A City of South Lake Tahoe building permit is required. City of South Lake Tahoe grading permit is required.
3. Obtain a Caltrans Encroachment Permit for any work in the State Right-of-Way.
4. The Standard Conditions of Approval listed in Attachment Q shall apply to this project.

5. The adequacy of all required temporary, construction BMP's as shown on the final construction plans shall be confirmed at the time of the TRPA/City pre-grade inspection. Any required modifications, as determined by the inspector(s), shall be incorporated into the project permit at that time.
6. Disturbed areas shall be re-vegetated utilizing plant materials that will blend well with the surrounding vegetation and are on TRPA's List of Approved Plant Species (Also see TRPA Handbook of Best Management Practices).
7. 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.
8. The permittee is responsible for insuring that the project, as built, does not result in new land coverage other than that approved by the permit.

Prior to Submitting for a Building Permit

9. The plan sets shall be revised to include the following:
 - i. Update land coverage numbers on Sheet A0.0.
 - ii. Submit a plan sheet showing infiltration capacity and TRPA BMP calculations per TRPA BMP sizing calculator (<http://tahoebmp.org/BMPResources.aspx>), including updated BMPs with maintenance access and which meet current BMP Handbook standards for underground infiltration on Sheet A2.1.
 - iii. Include a note on the BMP plan indicating: "All areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices and Living with Fire, Lake Tahoe Basin, Second Edition."
 - iv. Indicate on plan set the location and specifications for any outdoor lighting proposed in the project which shall be consistent with City Code § 6.10.160. All exterior lighting shall be directed downward and be consistent with TRPA Code of Ordinances, Section 36.8, Exterior Lighting Standards.
 - v. Revise plan set to indicate any exterior mechanical equipment and provide screening pursuant to the City Code.
10. Complete architectural plans with engineering that comply with all CA Building Codes and current fire code, and which provide adequate fire department access during construction and after construction shall be submitted to for Building Division for approval.
11. Exterior colors and materials shall match those submitted with the project application.
12. Submit a revised color sample for the green siding to the Planning Department for approval.
13. Submit two revised plan sets to the Planning Department.

/

/

/

/

Prior to Permit Acknowledgement

14. The permittee shall submit a landscape and BMP cost estimate for all landscape and permanent BMPs shown on the project plans. The project security shall be 110% of this cost estimate.
15. The permittee shall pay an air quality mitigation fee of \$11,555.15
16. The permittee shall pay an off-site land coverage mitigation fee of \$1,374.54

Prior to the Issuance of a Building Permit

17. The permittee shall transfer in the required land coverage. Land coverage shall come for the Upper Truckee Hydrologically Related Area.
18. The permittee shall obtain and transfer in 2,057 square feet of commercial floor area
19. The permittee shall submit a BMP Inspection and Maintenance Plan detailing the maintenance activity and schedule for all BMPs installed on the property. All BMPs shall be maintained subject to the Inspection and Maintenance Plan approved as part of this permit. All maintenance activities shall be recorded in a corresponding maintenance log. This log shall be maintained for the life of the property and made available for inspection by TRPA staff. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
20. The permittee shall submit a projected construction completion schedule prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area, as outlined in Section 33.5 of the TRPA Code of Ordinances.

Ongoing Conditions

21. The permittee shall prepare and provide photographs to the TRPA Compliance Inspector that have been taken during construction that demonstrate any subsurface BMPs or trenching and backfilling proposed on the project have been constructed correctly (depth, fill material, etc.).
22. Excavation equipment shall be limited to approved construction areas to minimize site disturbance. No grading or excavation shall be permitted outside of the approved areas of disturbance. Excavation shall not exceed five feet in depth.
23. All waste resulting from the saw-cutting of pavement shall be removed using a vacuum (or other TRPA approved method) during the cutting process or immediately thereafter. Discharge of waste material to surface drainage features is prohibited and constitutes a violation of this permit.
24. All parking spaces shall be clearly marked. All markings shall be maintained so they are always visible and legible.

25. Any and all new signage shall be reviewed and approved by the City Planning Division in accordance with the Sign Permit process.
26. All pertinent statutes related to State, County, City or other agencies, whether noted or not, shall be applicable to the project.

END OF PERMIT

APPEAL PROCESS

Pursuant to Title 2, Chapter 2.35 of the City Code, should the applicant disagree with any member of a city commission or city staff decision or conditions of this permit, they may appeal to the Planning Commission by filing a written notice of appeal with the city clerk. A completed appeal form available through the City Clerk's Office, 1901 Airport Road, along with the appeal fee, must be filed with the Clerk's office within fifteen (15) days from the date of this decision.

Final decisions on projects delegated to a lead agency may be appealed to the TRPA. An appeal may only be filed by an "aggrieved person" as defined in Article VI(j)(3) of the Compact. Decisions by the lead agency under independent local, state, or federal law are not the subject of this appeal process. Appellants who are subject to the exhaustion provision in Compact Article VI(j)(3) shall exhaust all administrative remedies provided by the lead agency prior to appealing a decision to TRPA. The basis for an appeal under this section shall be limited to whether the decision by a lead agency is in accordance with an approved Area Plan and its implementing ordinances consistent with the Regional Plan and Compact.

An appellant shall file an appeal application to TRPA within 15 calendar days of the final lead agency decision. An application for appeal shall contain a clearly written statement explaining the grounds for appeal; documentation to support the appeal claim; and any additional documentation may be provided by the applicant or lead agency to augment the record. The appellant shall pay a fee of \$1,000 to TRPA for each appeal.