

Supplementary Attachment to Agenda Item VII.C – Tahoe City Lodge Draft Permit Correction

Correction to Tahoe City Lodge Permit – Condition 3.O

- O. The Permittee will utilize the Section 3.13.B of the Placer County Tahoe Basin Area Plan Implementing Regulations Commodity Conversions which allows property owners to convert verified Commercial Floor Area (CFA) to Tourist Accommodation Units (TAUs). The ratio for the conversion is 450 square feet of CFA equals 1 TAU. A total of 26,322 square feet of CFA was verified by TRPA per TRPA File#VBOU2013-1010. 7,320 square feet of the verified CFA is located in Land Capability District 1b and the remaining 19,002 square feet of verified CFA is located in Land Capability District 5. The Permittee will be converting the existing 19,002 square feet of Class 5 CFA into 42 TAUs (19,002 square feet divided by 450 square feet) to be located within Class 5 area, which will be deemed complete upon acknowledgement of Phase ~~One Two~~. The Permittee will be converting the existing, verified 7,320 square feet of CFA that sits within Class 1b into 16 TAUs (7,320 square feet divided by 450 square feet), which will be deemed complete upon acknowledgement of Phase ~~One Two~~. The Permittee must complete a transfer of the remaining balance of 60 TAUs prior to the acknowledgement of Phase ~~One Two~~. The transfer details for the balance of the TAUs is as follows:
- According to the proposed plans, 88 TAUs will sit within Land Capability 5
 - According to the proposed plans, 30 TAUs will sit within Land Capability 1b (24 units are entirely within Land Capability 1b and 6 are at least 50% within Land Capability 1b)
 - 16 units will result from the on-site CFA to TAU conversion on the land that sits within Land Capability 1b, leaving a balance of 14 TAUs that need to be transferred from Land Capability 1b lands concurrent with Phase ~~One Two~~ acknowledgement.
 - The balance of 46 TAUs needed to complete the 118-unit project shall be transferred in accordance with Section 51.5 of the TRPA Code of Ordinances and must occur prior to acknowledgement of Phase ~~One Two~~ of this permit. Please note the all transfers must be in compliance with TRPA Code of Ordinances and the TRPA Rules of Procedure, and require separate applications to TRPA .