



Mail

PO Box 5310
Stateline, NV 89449-5310

Location

128 Market Street
Stateline, NV 89449

Contact

Phone: 775-588-4547
Fax: 775-588-4527
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December 13, 2023

Exline & Company, Inc.
P.O. Box 16789
South Lake Tahoe, CA 96150
general@exlineandcompany.com

**VERIFICATION OF LAND CAPABILITY, COVERAGE, AND DEVELOPMENT RIGHTS
BANKING OF DEVELOPMENT RIGHTS
1110 MELBA DRIVE, CITY OF SOUTH LAKE TAHOE, CALIFORNIA
APN 032-191-012, TRPA FILE NUMBERS VBOU2023-1504 & LCAP2023-0303**

Dear Exline & Company:

This letter is to inform you that Tahoe Regional Planning Agency (TRPA) staff conducted a site visit to the above referenced property. Based upon the site visit, and review aerial photos, past files, and information submitted with the application, TRPA will recognize the following:

LAND CAPABILITY

Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 7	30%	20,900	6,270

LAND COVERAGE

Verified Existing Coverage (Class 7)	Total Square Feet
A/C Driveway/Parking	5,939
Compacted Dirt Areas	6,861
Concrete Pad	4,975
Compacted Dirt Parking	1,709
Total Existing Coverage	19,484

DEVELOPMENT RIGHTS

Type of Development Right (Class 7)	Quantity (sq.ft.)
Commercial Floor Area	5,000

Note: The commercial building (warehouse) collapsed under heavy snow in the winter of 2022/2023, and was therefore demolished and removed from the site. The commercial floor area is now considered banked on the parcel.

BEST MANAGEMENT PRACTICES

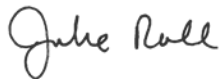
It was observed during the site visit to this property that Best Management Practices (BMPs) have not been installed or certified as required by the BMP retrofit program. Please refer to www.tahoebmp.org for frequently asked questions, BMP requirements, resources, design information, and contacts.

APPEAL RIGHTS

*Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this decision may be appealed within twenty-one (21) days (**January 3, 2024**) of the date of this correspondence. Land Capability may be re-reviewed at any time via a Land Capability Challenge application.*

If you have any questions regarding this matter, please feel free to contact me by phone at (775) 589-5247, or by email at jroll@trpa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Julie Roll".

Julie Roll
Senior Planner
Permitting & Compliance Department