TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

STAFF REPORT

Date: April 21, 2021

To: TRPA Governing Board

From: TRPA Staff

Subject: Proposed Twin Pines Driveway, 853 Stateline, Ave., City of South Lake Tahoe, California, TRPA File Number ERSP2020-1397, APN's 029-010-022, 029-010-024, 029-010-025, 029-010-026

Summary and Staff Recommendation:
Governing Board action on the proposed project and related findings (Attachment A) based on this staff summary and the draft permit (Attachment B). Staff recommends the Governing Board make the required findings and approve the project subject to the special conditions in the draft permit.

Required Motions:
In order to approve the proposed project, the Board must make the following motion(s), based on the staff summary:

1) A motion to approve the required findings contained in attachment A, including a finding of no significant effect; and
2) A motion to approve the proposed project, subject to the draft permit (Attachment B)

For the motions to pass, an affirmative vote of 5-9 (5 California and 9 total) of the Board is required.

Project Background:
The residence on this property was constructed in 1930 and designed by famed architect Julia Morgan. The property and residence are owned and used by the owners of properties at Clear Creek Tahoe, a private community and club on the eastern slope of the Carson Range. In 2015, TRPA permit ERSP2015-1667-01, changed the use on this property from residential to a recreation day use area. The project is within Plan Area Statement (PAS) 089 Lakeside Park, where day use area and beach recreation are an allowed (A) permissible use. Access to this property currently is through a shared driveway serving multiple adjacent lakefront residences. Disagreements over the use of the road has led Twin Pines to propose its own, independent access to resolve conflicts with the neighbors. Edgewood Companies has agreed to grant Twin Pines an access easement through its property situated just to the east of the current drive from Stateline Avenue to Twin Pines in the location depicted in the plans submitted for the proposed driveway.

Project Description:
The proposed project is for the construction of a new access driveway to Twin Pines amenity residence located at 853 Stateline Avenue in the City of South Lake Tahoe. The current and existing access to the property crosses six parcels before reaching the Twin Pines property. The proposed access driveway will be adjacent to the current access road and will only serve the Twin Pines property. The shared road will remain as access for neighboring properties. The new driveway is proposed to be 20 feet wide to meet fire access width requirements. Ten feet of the driveway will be asphalt and ten feet on either side will be constructed with gravel tufftracks to meet fire department widths and BMP requirements. The proposed driveway will be constructed on Edgewood properties within an existing and new access easement. The new access easement will be considered its own project area in connection with parcel 029-010-025 and 029-010-026 and excluded from calculations of the Edgewood project area. The existing easement through parcel 029-010-024 will remain as is. All new coverage required for the access driveway in the new easement will be transferred in. Base allowable coverage will be used on parcel 029-010-022 and 029-010-024. A small section of the existing road will be removed, restored, and relocated to connect with the proposed access driveway. The property is considered lakefront, but the project will not be visible from Lake Tahoe. No trees are proposed for removal with this permit. No lighting is proposed with this project and therefore not lighting is reviewed or approved with this project. Upon completion of the project and passing a TRPA final inspection, parcels 029-010-022 & 029-010-024 will be reissued their BMP Certificates.

Issues and Concerns:
The TRPA Code of Ordinances requires Governing Board review of the project, as a new recreation project involving over 3,500 square feet of land coverage per TRPA Code Section 2.2.2.E. The project proposes to add an additional 9,226 square feet of coverage in the new access easement and is consistent with chapter 30.4 of the TRPA code of ordinances.

Environmental Review:
The Applicant has prepared an Initial Environmental Checklist (IEC) to analyze potential environmental impacts caused by the project. Based on this IEC and conditions in the draft permit, staff recommends that a Mitigated Finding of No Significant Effects be made for the proposed project.

Public Comment:
One public comment letter has been received in support of the Twin Pines/Clear Creek project. The comments support the project on the basis of alleviating traffic, noise, and safety concerns. The letter also requests the abandonment of the existing easement to the twin pines property. The draft permit does request that the old easement be extinguished. The public comment letter is attached (Attachment E).

Regional Plan Compliance:
The proposed project, as conditioned in the draft permit, complies with all requirements of the TRPA Goals and Policies, the Lakeside Park Plan Area Statement, the TRPA Design Review Guidelines, and the TRPA Code of Ordinances, including all required findings in Chapters 3, 4, & 30.

Contact Information:
For questions regarding this agenda item, please contact Aly Borawski, at (775) 589-5229 or aborawski@trpa.org.

Attachments:
A. Required Findings/Rationale
B. Draft Permit
C. Site Plan
D. Initial Environmental Checklist
E. Public Comment Letter

Attachment A

Required Findings/Rationale

Attachment A

Required Findings/Rationale

Required Findings and Rationale for Approval of the
Twin Pines Driveway and Parking Area Recreation Project

Required Findings: The following is a list of the required findings as set forth in Chapter 3, 4, & 30 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.

CHAPTER 3 ENVIRONMENTAL DOCUMENTATION

Finding 3.3.2.A. The project could not have a significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with Rule of Procedure Section 6.6

Rationale: Based on the information submitted in the Initial Environmental Checklist (IEC), the proposed project, as conditioned in the draft permit, will not have a significant effect on the environment. TRPA has prepared a finding of mitigated no significant effect as required by the Rules of Procedure, Section. 6.7.

CHAPTER 4 REQUIRED FINDINGS

Finding 4.4.1.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 information provided in this staff report, the project application, the Initial Environmental Checklist (IEC), and Article V(g) Findings Checklist, there is sufficient evidence demonstrating that the proposed project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, the Code, and other TRPA plans and programs. The project includes a driveway on private property within Plan Area Statement (PAS) 089 Lakeside Park and is a permissible use as a day use area and for beach recreation.

Finding 4.4.1.B. The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the "Article V(g) Findings" in accordance with Chapter 4, Subsection 4.3 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. The project will be developed on high capability land, Class 5 and 6. No SEZ, wetlands, or surface water bodies would be affected by the project. When completed the project would not be visible from scenic roads, the Lake, or public recreations areas.

Finding 4.4.1.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.

TRPA is requiring that all potential environmental effects be mitigated through Best Management Practices. The applicant is also required to obtain separate approval for the project from the City of South Lake Tahoe to ensure the project will meet or exceed all federal, state, or local standards. As a result, upon completion of construction, the project should have no impact upon air or water quality standards. Neither noise nor substantial emission would be generated by the project. No new trips to the site would be generated by the project.

CHAPTER 30 LAND COVERAGE

Finding 30.4.4.A. Relocation of TRPA-Verified Existing Land Coverage. The relocation is to an equal or superior portion of the parcel or project area.

The land coverage to be relocated will be to an equal and superior portion of the project area. A small amount of coverage, approximately 427 square feet, will be removed and relocated for the connection to the existing driveway. The coverage relocation will all be in Land Capability Class 6.

Finding 30.4.4.B. The area from which the land coverage was removed for relocation is restored in accordance with subsection 30.5.3.

The areas of removed land coverage shall be restored and revegetated. The area of coverage to be relocated, 427 square feet, will be restored in accordance with TRPA code of ordinances subsection 30.5.3, as conditioned in the permit.

Finding 30.4.4.C. The relocation shall not be to Land Capability Districts 1a, 1b, 1c, 2 or 3, from any higher numbered land capability district.

The coverage relocation will all be in Land Capability District 6 and will not go from a higher numbered land capability district to a lower land capability district.

Attachment B

Draft Permit

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

Clear Creek Residential, LLC
Lisha Ehlert
199 Old Clear Creek Road
Carson City, NV 89705
LE@castlehillco.com

TWIN PINES DRIVEWAY, 853 STATELINE AVENUE, CITY OF SOUTH LAKE TAHOE, CALIFORNIA, ASSESSOR'S PARCEL NUMBER (APN) 029-010-022, 029-010-024, 029-010-025, 029-010-026, TRPA FILE NUMBER ERSP2020-1397

Dear Clear Creek Residential LLC,

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. If you accept and agree to comply with the Permit conditions as stated, please make a copy of the permit, sign the "Permittee's Acceptance" block on the first page the Permit, and return the signed copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit will be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgement of the permit, but rather acceptance of the conditions of the permit.

TRPA will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. Please schedule an appointment with me to finalize your project. Due to time demands, TRPA cannot accept drop-in or unannounced arrivals to finalize plans

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

If you have any questions, please contact me by phone at (775) 589-5247 or by email at aborawski@trpa.org.

Sincerely,

Aly Borawski

Aly Borawski
Senior Planner

CC: Ascent Environmental
Kelley Kelso
PO Box 5022
Stateline, NV 89449
Kelley.Kelso@ascentenvironmental.com

DRAFT PERMIT

PROJECT DESCRIPTION: Twin Pines Driveway FILE #: ERSP2020-1397

APN: 029-010-022, 029-010-024, 029-010-025, 029-010-026 PERMITTEE: Clear Creek Residential

COUNTY/LOCATION: City of South Lake Tahoe / 853 Stateline Avenue

Having made the findings required by Agency ordinances and rules, the TRPA Governing Board approved the project on **April 28, 2021**, subject to the standard conditions of approval attached hereto (Attachments Q) and the special conditions found in this permit.

This permit shall expire on **April 28, 2024** 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 DEMOLITION, 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 APPROPRIATE CITY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A CITY PERMIT. THE CITY 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

PERMITTEES' 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)

APN 029-010-022, 029-010-024, 029-010-025, 029-010-026,
FILE NO. ERSP2020-1397

Security Posted (1): Amount: $5,000 Posted: _____ Type: _____ Receipt No.: _____

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

Excess Coverage Mitigation Fee (3): Amount: $200 Paid: _____ Receipt No.: _____

Offsite Coverage Mitigation Fee (4): Amount: $578 Paid: _____ Receipt No.: _____

Water Quality Mitigation Fee (5): Amount: $_____ Paid: _____ Receipt No.: _____

Notes:
(1) See Special Condition 3.L., below.
(2) Consult the TRPA filing fee schedule for the current security administration fee.
(3) See Special Condition 3.K., below.
(4) See Special Condition 3.J., below.
(5) See Special Condition 3.I., below.

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 authorizes the construction of a new access driveway to Twin Pines amenity home located at 853 Stateline Avenue in the City of South Lake Tahoe. The home is used by owners of properties at Clear Creek Tahoe, a private community and club on the eastern slope of the Carson Range. In 2015, TRPA permit ERSP2015-1667-01, changed the use on this property from residential to a recreation day use area. The current and existing access to the property crosses six parcels before reaching the Twin Pines property. The proposed access driveway will be adjacent to the current access road and will only serve the Twin Pines property. The road used to currently access the property will stay as access for neighboring properties. The driveway is proposed to be 20 feet wide to meet fire access width requirements. Ten feet of the driveway will be asphalt and ten feet on either side will be constructed with gravel tufftracks to meet fire department widths and BMP requirements. The proposed driveway will be constructed on Edgewood properties within an existing and new access easement. The new access easement will be considered its own project area in connection with parcel 029-010-025 and 029-010-026 and excluded from calculations of the Edgewood project area. The existing easement through

parcel 029-010-024 will remain as is. All additional coverage required for the access driveway in the new easement will be transferred in. Base allowable coverage will be used on parcel 029-010-022 and 029-010-024. A small section of the existing road will be removed, restored, and relocated to connect with the proposed access driveway. The property is considered lakefront, but the project will not be visible from Lake Tahoe. No trees are proposed for removal with this permit. No lighting is proposed with this project and therefore not lighting is reviewed or approved with this project. Upon completion of the project and passing a TRPA final inspection parcels 029-010-022 & 029-010-024 will be reissued their BMP Certificates.

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. Provide evidence that the new easement associated with the Edgewood golf course project area, including parcels 029-010-025 and 029-010-026 has been recorded, and the old easement has been extinguished.

   B. Revise the land coverage table to include the following tables and prepare one for parcel 029-010-022 & 029-010-024:

029-010-025 & 029-010-026 Easement Area

Land Capability	Allowable Coverage	Easement Area (SF)	Total Allowable Coverage
6	30%	9358	2807
Totals		9358	2807

Existing Coverage in the Easement

	Class 6	Total Coverage
Asphalt	0	0
Totals	0	0
Remaining Base Allowable	2807	

Proposed Coverage in the Easement

	Class 6	Total Coverage
Asphalt	4754	4754
Tufftracks	4472	4472
Totals	9226	9226
Coverage to be transferred in	6419	

   C. Revise the plans to include:

i. Parking barriers, wood bollards, or fencing to restrict parking to approved parking surfaces only.

ii. The area where coverage will be removed and relocated to connect with the new driveway is required to be revegetated. Add a note to the plans indicating: "All areas where coverage is removed for relocation or 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."

iii. The final construction drawings shall have notes indicating conformance to the following design standard for fences: Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.

iv. The slope of the driveway

v. Indicate staging area for construction equipment and materials.

D. Add temporary BMPs located downslope of the proposed construction areas to the plans.

E. A BMP Inspection and Maintenance Log shall be submitted to TRPA. The log shall be filled out twice annually, in the spring and fall. This plan shall be retained on-site and made available to TRPA per request. The plan should include how to top off gravel in the tufftracks and how to reinstall in the case one or more tufftracks get dislodged. A sample plan may be viewed here: http://tahoebmp.org/Documents/BMPHandbook/Maintenance_Log_static_form.pdf.

F. The permittee shall identify all existing Best Management Practices on the site/drainage plan and shall provide corresponding BMP calculations demonstrating conformance with TRPA infiltration requirements. This will include all existing BMPs on the amenity home. The plan shall also specify those BMPs that will require maintenance, reinstallation or replacement due to ineffectiveness.

G. Permittee shall transfer 6,419 square feet of coverage to this project in association with the new easement on parcels 029-010-025 & 029-010-026 (Edgewood golf course project area). Transferred land coverage can be from any land capability class or IPES score, but it must be located within Hydrologic Area 4-South Stateline, unless it meets the requirements of 30.4.3.6 of the TRPA Code of Ordinances. (Note all coverage transfers must be in compliance with Chapter 30 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.)

H. A water quality mitigation fee shall be paid to TRPA. This fee is based on the creation of land coverage at a rate of $1.86/square foot.

i. A water quality mitigation fee shall be paid to TRPA based on the creation of land coverage at a rate of $1.86/square foot, created on parcel 029-010-022.

ii. A water quality mitigation fee of $5,221.02 shall be paid to TRPA. This fee is based on the creation of 2,807 square feet of land coverage at a rate of $1.86/square foot, created in the easement associated with parcels 029-010-25 and 029-010-026 (Edgewood golf course project area).

iii. A water quality mitigation fee shall be paid to TRPA based on the creation of land coverage at a rate of $1.86/square foot, created on parcel 029-010-024.

I. The permittee shall submit an offsite coverage mitigation fee of $578 for the creation of 68 square feet of land coverage in the public right-of-way or reduce an equal amount of land coverage being created from any remaining allowable land coverage that may exist on the parcel. The fee is based on the amount of offsite coverage (land coverage created in the public right-of-way) multiplied by $8.50 a square foot.

J. An excess coverage mitigation fee of $200 shall be paid to TRPA. The excess coverage mitigation fee is based on the construction cost estimate of the bearing elements to construct a structure. Since no structure is being proposed this fee is based on the minimum fee required for excess coverage. The affected property, APN: 029-010-022, has 382 square feet of excess land coverage. For projects within Hydrologic Transfer Area 4 – South Stateline (California Side) the coverage mitigation cost fee is $8.50. Paying the $200 fee will mitigate 24 square feet of excess land coverage. Coverage can be permanently retired in lieu of paying the excess coverage mitigation fee.

K. The security required under Standard Condition A.3 of Attachment Q shall be $5,000.00. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and the required security administration fee.

L. The permittee shall submit an electronic version of the final plan set for electronic stamping or three sets of a paper copy of the final construction drawings and site plans to TRPA.

4. The permittee shall limit parking to existing paved spaces and provide shuttle service as demand warrants to avoid the need for additional parking.

5. If the facility is to be used for events, guest are required to be shuttled in and/or parked at a provided off-site location.

6. The permittee shall submit a projected construction completion schedule to TRPA 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.

7. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.

8. 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.

9. No staging areas may be used without prior approval from the TRPA Compliance Inspector. Vehicles must be parked on paved surfaces or existing compacted road shoulders.

10. 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.

11. All excavated materials that are not to be reused on site shall be hauled to a disposal site approved by the TRPA Compliance Inspector or to a location outside of the Tahoe Basin

12. Tree roots must be protected during excavation to prevent damage to the tree. The following practices are recommended:
    - Tree roots four inches in diameter or greater shall not be severed, if avoidable. Hand dig around roots if necessary.
    - If roots cannot be avoided, cut as far away from the trunk as possible.
    - A clean, vertical cut will provide more protection for the tree than leaving roots torn or crushed.
    - Construction materials shall not be stored within the dripline of the tree.

13. All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of mulch may enhance vegetative establishment.

14. Dust control in the way of sweeping of dirt tracked onto pavement at the end of each day is required where necessary.

15. 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.

16. 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, TRPA may rescind this approval, or take other appropriate action.

17. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative

appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

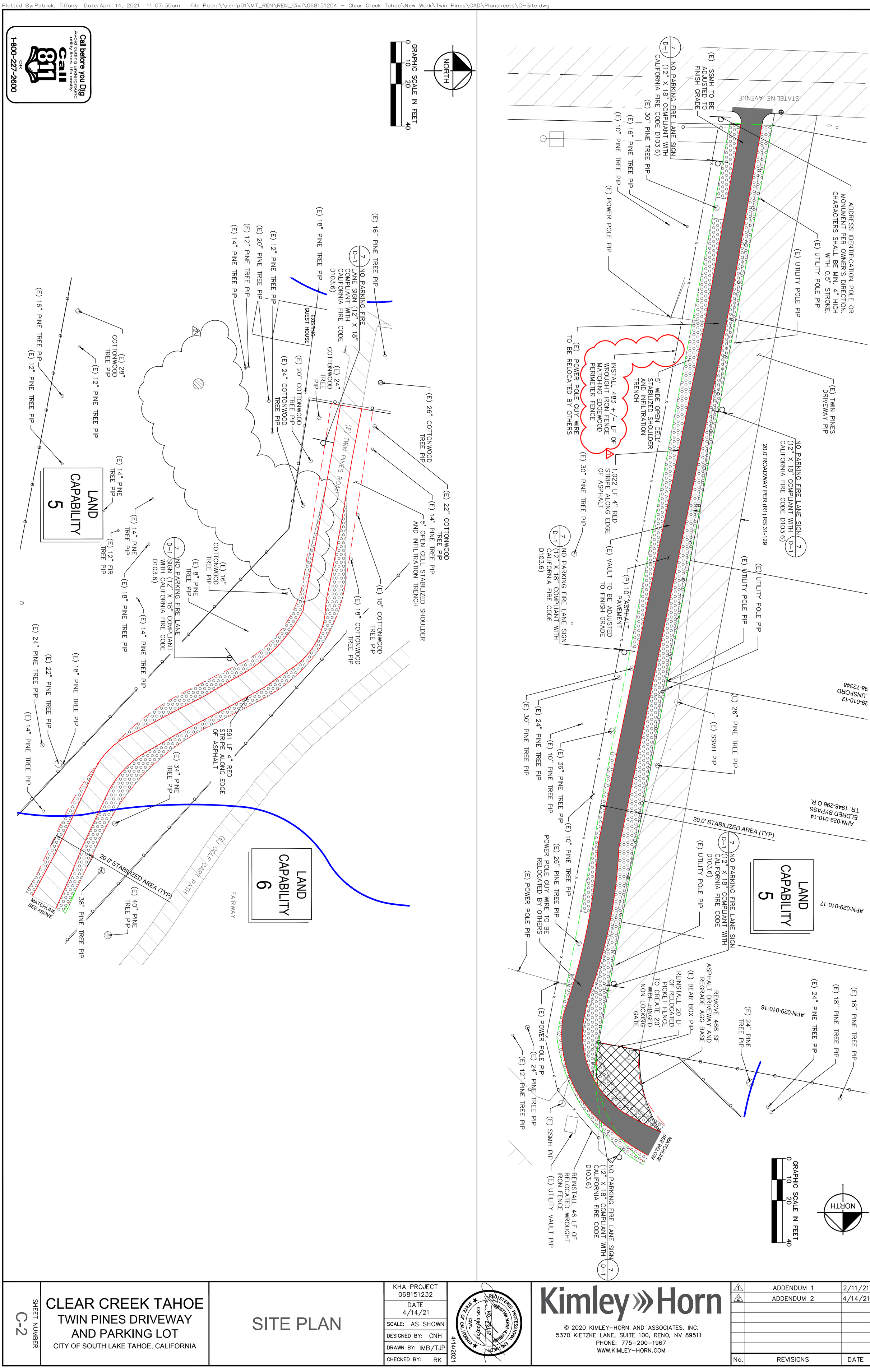
Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

END OF PERMIT

Attachment C

Site Plan

Plotted By: Patrick, Tiffany Date: April 14, 2021 11:07:30am File Path: \\renfp01\MT_REN\REN_Civil\068151204 – Clear Creek Tahoe\New Work\Twin Pines\CAD\Plansheets\C-Site.dwg


NORTH
GRAPHIC SCALE IN FEET
0 10 20 40
Call before you Dig
Avoid cutting underground utility lines. It's costly.
call 811
OR
1-800-227-2600
STATELINE AVENUE
(E) UTILITY POLE PIP
ADDRESS IDENTIFICATION POLE OR MONUMENT PER OWNER'S DIRECTION. CHARACTERS SHALL BE MIN. 4" HIGH WITH 0.5" STROKE.
(E) SSMH TO BE ADJUSTED TO FINISH GRADE
7 D-1 NO PARKING FIRE LANE SIGN (12" X 18" COMPLIANT WITH CALIFORNIA FIRE CODE D103.6)
(E) 30" PINE TREE PIP
(E) 16" PINE TREE PIP
(E) 10" PINE TREE PIP
(E) POWER POLE PIP
(E) TWIN PINES DRIVEWAY PIP
NO PARKING FIRE LANE SIGN (12" X 18" COMPLIANT WITH CALIFORNIA FIRE CODE D103.6) 7 D-1
20.0' ROADWAY PER (R1) RS 31-129
5' WIDE OPEN CELL STABILIZED SHOULDER AND INFILTRATION TRENCH
INSTALL 483 +/- LF OF WROUGHT IRON FENCE MATCHING EDGEWOOD PERIMETER FENCE
(E) POWER POLE GUY WIRE TO BE RELOCATED BY OTHERS
1,022 LF 4" RED STRIPE ALONG EDGE OF ASPHALT
(E) VAULT TO BE ADJUSTED TO FINISH GRADE
(P) 10" ASPHALT PAVEMENT
(E) 30" PINE TREE PIP
7 D-1 NO PARKING FIRE LANE SIGN (12" X 18" COMPLIANT WITH CALIFORNIA FIRE CODE D103.6)
(E) UTILITY POLE PIP
(E) 26" PINE TREE PIP
(E) SSMH PIP
(E) 24" PINE TREE PIP
(E) 10" PINE TREE PIP
(E) 36" PINE TREE PIP
(E) 30" PINE TREE PIP
29-010-12 .UNSFORD 98-7234B
APN:029-010-14 ELDRED BYPASS TR. 1948-296 O.R.
20.0' STABILIZED AREA (TYP)
LAND CAPABILITY 5
APN:029-010-17
7 D-1 NO PARKING FIRE LANE SIGN (12" X 18" COMPLIANT WITH CALIFORNIA FIRE CODE D103.6)
(E) UTILITY POLE PIP
(E) 26" PINE TREE PIP
(E) 10" PINE TREE PIP
(E) 26" PINE TREE PIP
POWER POLE GUY WIRE TO BE RELOCATED BY OTHERS
(E) POWER POLE PIP
ASPHALT DRIVEWAY AND REGRADE AGG BASE
REMOVE 466 SF
(E) BEAR BOX PIP
REINSTALL 20 LF OF RELOCATED PICKET FENCE TO CREATE 20' WIDE HINGED NON LOCKING GATE
(E) 24" PINE TREE PIP
APN:029-010-16
(E) 18" PINE TREE PIP
(E) 18" PINE TREE PIP
(E) 24" PINE TREE PIP
(E) POWER POLE PIP
(E) 24" PINE TREE PIP
(E) 12" PINE TREE PIP
(E) 10" PINE TREE PIP
(E) 36" PINE TREE PIP
(E) 30" PINE TREE PIP
(E) SSMH PIP
(E) UTILITY VAULT PIP
REINSTALL 46 LF OF RELOCATED WROUGHT IRON FENCE
NO PARKING FIRE LANE SIGN (12" X 18" COMPLIANT WITH CALIFORNIA FIRE CODE D103.6) 7 D-1
MATCHLINE SEE BELOW
(E) 16" PINE TREE PIP
(E) 14" PINE TREE PIP
(E) 20" PINE TREE PIP
(E) 12" PINE TREE PIP
(E) 14" PINE TREE PIP
(E) 18" PINE TREE PIP
(E) 22" PINE TREE PIP
(E) 14" PINE TREE PIP
(E) 26" COTTONWOOD TREE PIP
(E) 14" PINE TREE PIP
5' OPEN CELL STABILIZED SHOULDER AND INFILTRATION TRENCH
NO PARKING FIRE LANE SIGN (12" X 18" COMPLIANT WITH CALIFORNIA FIRE CODE D103.6) 7 D-1
(E) 18" PINE TREE PIP
(E) 18" COTTONWOOD TREE PIP
(E) 18" COTTONWOOD TREE PIP
(E) 18" PINE TREE PIP
(E) 18" PINE TREE PIP
(E) 18" PINE

Attachment D

Initial Environmental Checklist

TAHOE REGIONAL PLANNING AGENCY

OFFICE
128 Market St.
Stateline,NV

Phone:(775) 588-4547
Fax: (775) 588-4527

MAIL
PO Box 5310
Stateline, NV 89449-5310

www.trpa.org
trpa@trpa.org

HOURS
Mon. Wed. Thurs. Fri
9 am-12 pm/1 pm-4 pm
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New Applications Until 3:00 pm

Print Form

INITIAL ENVIRONMENTAL CHECKLIST FOR DETERMINATION OF ENVIRONMENTAL IMPACT

I. Assessor's Parcel Number (APN)/Project Location 029-010-022, -024, -025, -026

Project Name Twin Pines Driveway

County/City City of South Lake Tahoe

Brief Description of Project:

Twin Pines is an amenity home located at 853 Stateline Avenue in El Dorado County, California. The home is used by owners of properties at Clear Creek Tahoe, which is a private community and club on the eastern slope of the Carson Range. It is classified as a Recreation Day Use Area. The home was designed by famed architect, Julia Morgan, and constructed in the 1930s.

Clear Creek Tahoe proposes to construct a paved private driveway to Twin Pines. The driveway would connect to Stateline Avenue and would be 20 feet wide, consistent with fire access width requirements. The 20-foot wide driveway would include 10 feet of asphalt and 5 feet of open cell porous pavers on each side of the asphalt. The open cell pavers are capable of supporting plant growth and infiltrating stormwater. A portion of the driveway would be constructed within an easement on Edgewood Tahoe's property. No trees would be removed as part of the project. All disturbed area would be revegetated. The project would include both temporary and permanent best management practices to minimize the potential for adverse environmental effects.

The following questionnaire will be completed by the applicant based on evidence submitted with the application. All "Yes" and "No, With Mitigation" answers will require further written comments. Use the blank boxes to add any additional information. If more space is required for additional information, please attach separate sheets and reference the question number and letter.

II. ENVIRONMENTAL IMPACTS:

1. Land

Will the proposal result in:

a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?

On one parcel -022, has granfathered coverage, 380 square feet.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?

The project site is relatively flat. The proposed driveway would be the only locations of ground disturbance.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

c. Unstable soil conditions during or after completion of the proposal?

During grading, there could be temporary unstable soil conditions until paving and revegetation occur. All temporary BMPs would be installed to stabilize soil.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?

No grading in excess of 5 feet would occur.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

e. The continuation of or increase in wind or water erosion of soils, either on or off the site?

The project would not continue or increase erosion due to temporary BMPs during construction and final stabilization with pavement and revegetation.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?

No work is proposed on beach sand or in water bodies.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?

No structures are proposed. No landslide, backshore erosion, avalanche, mudslide, or ground failure hazards would occur due to the location of the site.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

Temporary emissions of pollutants would be associated with exhaust generated by equipment and excavation during construction but would not be substantial.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

b. Deterioration of ambient (existing) air quality?

Temporary emissions of pollutants would be minor and would not deteriorate ambient air quality.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

c. The creation of objectionable odors?

Minor odors from the use of equipment and asphalt during construction activities would be short term, intermittent, and dissipate quickly.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

The project does not include any components that would alter air movement, moisture, or temperature.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

e. Increased use of diesel fuel?

Construction of the project would result in some temporary use of diesel fuel for construction	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

3. Water Quality

Will the proposal result in:

a. Changes in currents, or the course or direction of water movements?

The project site contains no water features. Stormwater would be directed to infiltration features (i.e., BMPs) adjacent to the proposed driveway.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?

Storm water infiltration BMPs would be sized to infiltrate the 20 yr. 1 hr. storm event.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

c. Alterations to the course or flow of 100-yearflood waters?

The project is not located in a floodplain as mapped by FEMA.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

d. Change in the amount of surface water in any water body?

No surface water bodies would be affected by the project.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

No surface water discharge would occur. Construction would comply with temporary and permanent BMPs.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

f. Alteration of the direction or rate of flow of ground water?

The project would not alter the direction or rate of flow of groundwater. No grading over 5' in depth would occur.

☐ Yes ☒ No ☐ No, With Mitigation ☐ Data Insufficient

g. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

No excavation over 5 feet would occur with the project. It would not be expected to intercept groundwater or affect groundwater quantities.

☐ Yes ☒ No ☐ No, With Mitigation ☐ Data Insufficient

h. Substantial reduction in the amount of water otherwise available for public water supplies?

The project would not reduce the amount of water available for public water supplies.

☐ Yes ☒ No ☐ No, With Mitigation ☐ Data Insufficient

i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?

If a seiche were to occur, the newly paved areas could be exposed to a seiche wave. The project would not increase the risk to people at Twin Pines.

☐ Yes ☒ No ☐ No, With Mitigation ☐ Data Insufficient

j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?

Construction activities have the potential to adversely affect groundwater quality. All temporary and permanent BMPs would reduce risk of contamination.

☐ Yes ☒ No ☐ No, With Mitigation ☐ Data Insufficient

k. Is the project located within 600 feet of a drinking water source?

The project is located within 600 feet of an intake from Lake Tahoe and two wells (02903002I11, 02903603W11, and 02805101W11).

☒ Yes ☐ No ☐ No, With Mitigation ☐ Data Insufficient

4. Vegetation

Will the proposal result in:

a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?

Vegetation outside of the project footprint would not be disturbed.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?

Vegetation proposed for removal includes shrubs. No trees would be removed.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?

The open cell porous pavers on the sides of the driveway and any disturbed areas would be reseeded with native vegetation.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants)?

The project site and proposed improvements are too small to change the diversity or distribution of species or the number of any species of plants.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

e. Reduction of the numbers of any unique, rare or endangered species of plants?

Tahoe yellow cress (TYC) is located in the vicinity of the project, but only grows on beach sand. The project would not occur within beach sands or in TYC habitat.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?

None.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

g. Removal of any native live, dead or dying trees30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?

No trees area proposed for removal.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

h. A change in the natural functioning of an old growth ecosystem?

The project is located on an existing residential lot. It would not change the natural functioning of an old growth ecosystem.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

5. Wildlife

Will the proposal result in:

a. Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?

Due to the small size of the project and the limited amount of vegetation removal, the project would not change diversity, distribution, or numbers of a species.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Reduction of the number of any unique, rare or endangered species of animals?

Due to the small size of the project and the limited amount of vegetation removal, the project would not reduce the number of unique/rare/endangered species.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

No introduction of new animal species would occur. No structures are proposed that would result in a barrier to the migration or movement of animals.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

d. Deterioration of existing fish or wildlife habitat quantity or quality?

The project site does not contain fish habitat. The project would not deteriorate existing wildlife habitat quantity or quality.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

6. Noise

Will the proposal result in:

a. Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Plan Area Statement, Community Plan or Master Plan?

Section 68.9 of the TRPA Code exempts construction activities from TRPA noise standards if they occur between 8:00 a.m. and 6:30 p.m. as is proposed.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

b. Exposure of people to severe noise levels?

Noise associated with the project would be limited to project construction. Construction would be temporary and would not expose people to severe noise levels.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?

Single event noise levels are 76 dBA for motor vehicles less than 6,000 GVW and 82 dBA for heavier vehicles. The project would not exceed these levels.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?

The project does not include the development of new residential or tourist accommodation uses.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?

The project occurs in a residential area with a max of 55 CNEL. Only temporary construction related noise would occur from the project.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

f. Exposure of existing structures to levels of ground vibration that could result in structural damage?

Construction equipment could create ground vibration but not that would result in structural damage. There are only five structures within 580 feet of the project.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

7. Light and Glare

Will the proposal:

a. Include new or modified sources of exterior lighting?

No lighting is proposed as part of the project.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?

No illumination is proposed as part of the project.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

c. Cause light from exterior sources to be cast off -site or onto public lands?

All improvements would be flush with the surface of the earth and would not cause light to be cast off site.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?

All improvements would be flush with the surface of the earth and would not cause new sources of glare.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

8. Land Use

Will the proposal:

a. Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?

Driveways for recreational day use are permissible uses in PAS 089 Lakeside Park.	☐ Yes	☒ No	☐ No, With Mitigation	☐ Data Insufficient

b. Expand or intensify an existing non-conforming use?

No non-conforming uses are proposed.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

9. Natural Resources

Will the proposal result in:

a. A substantial increase in the rate of use of any natural resources?

Paving the proposed driveway would consume a limited amount of natural resources in the form of building materials and fuel consumption.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Substantial depletion of any non-renewable natural resource?

The project would not cause substantial depletion of non-renewable resources.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

10. Risk of Upset

Will the proposal:

a. Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?

There are no known hazardous substances on the project site. Construction uses typical hazardous materials. BMPs for spill prevention would be used.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Involve possible interference with an emergency evacuation plan?

The project would not block any driveways or roads except temporarily for the Twin Pines property. It would not interfere with an emergency evacuation plan.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

11. Population

Will the proposal:

a. Alter the location, distribution, density, or growth rate of the human population planned for the Region?

The proposed project does not include new housing or businesses. No direct population growth would result.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

b. Include or result in the temporary or permanent displacement of residents?

No residents would be temporarily or permanently displaced by the proposed project.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

12. Housing

Will the proposal:

a. Affect existing housing, or create a demand for additional housing?

To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:

(1) Will the proposal decrease the amount of housing in the Tahoe Region?

No housing would be removed by the project.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

(2) Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?

The project would not decrease housing in the Tahoe Region.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

Number of Existing Dwelling Units: **1**

Number of Proposed Dwelling Units: **0**

b. Will the proposal result in the loss of housing for lower-income and very-low-income households?

The project would not result in the loss of housing.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

13. Transportation/Circulation

Will the proposal result in:

a. Generation of 100 or more new Daily Vehicle Trip Ends (DVTE)?

No.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Changes to existing parking facilities, or demand for new parking?

No.	☒ Yes	☐ No
	☐ No, With Mitigation	☐ Data Insufficient

c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?

The project would not impact existing transportation systems.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

d. Alterations to present patterns of circulation or movement of people and/or goods?

The project would not change present patterns of circulation or movement of people.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

e. Alterations to waterborne, rail or air traffic?

The project would not affect waterborne, rail, or air traffic.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

The project involves construction of a driveway that would be developed in accordance with CSLT and TRPA design standards.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

14. Public Services

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?

a. Fire protection?

No flammable structures are proposed for the project. The project would not result in a need for new or altered fire protection services.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Police protection?

The proposed driveway would not result in a need for new or altered police protection.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

c. Schools?

The project does not propose new residences or employees. The project would not affect school enrollment.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

d. Parks or other recreational facilities?

The project would not increase demand for additional parks or recreational facilities.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

e. Maintenance of public facilities, including roads?

The minor increase in potential visitors accessing the Twin Pines home would not cause an increase in maintenance needs of public facilities.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

f. Other governmental services?

No other governmental services would be affected by the project.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

15. Energy

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

Fuel would be temporarily used to construct the project. Vehicle trips generated by the project would also not use substantial amounts of fuel.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

The project would not increase demand upon existing sources of energy during operation.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

16. Utilities

Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:

a. Power or natural gas?

The project would not result in a need for power or natural gas.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Communication systems?

The project would not result in a need for communication systems.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

The project would not increase water demand and, therefore, would not exceed the permitted capacity of a service provider.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

No addition of sewage would occur as a result of the project.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

e. Storm water drainage?

Storm water BMPs are proposed as part of the project. Storm water runoff created by the driveway would be infiltrated on site.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

f. Solid waste and disposal?

The project would not change solid waste and disposal.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

17. Human Health

Will the proposal result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?

The project involves paving and would not create a health hazard. Odors associated with paving would be temporary.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Exposure of people to potential health hazards?

The project would not expose people to potential health hazards.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

18. Scenic Resources/Community Design

Will the proposal:

a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?

The project is not near Highway 50 or Pioneer Trail. Pavement would be flush to the land surface and therefore would not be visible from Lake Tahoe.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

b. Be visible from any public recreation area or TRPA designated bicycle trail?

The project is not located near a public recreation area or bike trail. Proposed pavement would be flush to the land surface.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

c. Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?

Pavement would be flush to the land surface and therefore would not block or modify an existing view of Lake Tahoe.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

d. Be inconsistent with the height and design standards required by the applicable ordinance or Community Plan?

The project would be consistent with all height and design standards for driveways.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?

The project would be consistent with the TRPA SQIP and Design Review Guidelines.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

19. Recreation

Does the proposal:

a. Create additional demand for recreation facilities?

The project would not create demand for recreation facilities.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Create additional recreation capacity?

No additional recreation capacity would be created.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

c. Have the potential to create conflicts between recreation uses, either existing or proposed?

The project would not create conflicts between recreation uses as it would occur on private property.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

d. Result in a decrease or loss of public access to any lake, waterway, or public lands?

The project would not result in a decrease in access to public lands. It would occur on private property.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

20. Archaeological/Historical

a. Will the proposal result in an alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?

The Twin Pines home is historic as it was designed by Julia Morgan in the 1930s. The driveway would not affect historic integrity.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

b. Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?

See response to 20a, above.	☒ Yes	☐ No	
	☐ No, With Mitigation	☐ Data Insufficient	

c. Is the property associated with any historically significant events and/or sites or persons?

See response to 20a, above.	☒ Yes	☐ No	
	☐ No, With Mitigation	☐ Data Insufficient	

d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

The driveway would not cause a physical change which would affect unique ethnic cultural values.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?

The project would occur on private property and would not restrict religious or sacred uses within the area of impact.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

21. Findings of Significance.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?

The project would not degrade the environment, reduce fish habitat, eliminate a plant or animal community or cultural resources, reduce rare species.	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)

The project would not disadvantage long-term environmental goals due to its small size and lack of environmental effects.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)

The project would not have impacts that are cumulatively considerable.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?

The project would not adversely effect human beings.	☐ Yes	☒ No
	☐ No, With Mitigation	☐ Data Insufficient

DECLARATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best ofmy ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: **(Original signature required.)**

Kelley Kelso Digitally signed by Kelley Kelso Date: 2020.05.21 12:12:50 -07'00'

Person Preparing Application

At _____ County

Date: _____

Applicant Written Comments: (Attach additional sheets if necessary)

Print Form

FOR OFFICE USE ONLY

Date Received: 11/30/2020 By: Alyson Borawski

Determination:

On the basis of this evaluation:

a. 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 TRPA's Rules of Procedure.

☒ Yes ☐ No

b. The proposed project could have a significant effect on the environment, but due to the listed mitigation measures which have been added to the project, could have no significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules and Procedures.

☐ Yes ☒ No

c. The proposed project may have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with Chapter 3 of the TRPA Code of Ordinances and the Rules of Procedure.

☐ Yes ☒ No

Alyson Borawski

Digitally signed by Alyson Borawski
DN: cn=Alyson Borawski, o=TRPA, ou, email=aborawski@trpa.org, c=US
Date: 2020.11.30 15:47:38 -08'00'

Signature of Evaluator

Date: 11/30/2020

Senior Planner

Title of Evaluator

The following is to be used as a supplemental checklist for the Tahoe Regional Planning Agency Initial Environmental Checklist (IEC). It is to be used when reviewing any development right transfer pursuant to Chapter 34 of the Code of Ordinances or Conversion of Use pursuant to Chapter 33 of the Code of Ordinances. Any question answered in the affirmative will require written documentation showing that the impacts will be mitigated to a less than significant level. Otherwise, an environmental impact statement will be required.

The asterisk (*) notes threshold subjects.

a) Land*
Does the proposal result in any additional land coverage?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

b) Air Quality*
Does the proposal result in any additional emission?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

c) Water*
Does the proposal result in any additional discharge that is in violation of TRPA discharge standards?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

d) Does the proposal result in an increase in the volume of discharge?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

e) Noise*
Does the proposal result in an increase in Community Noise Equivalency Level (CNEL)?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

f) Aesthetics

Does the proposal result in blockage of significant views to Lake Tahoe or an identified visual resource?

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

g) Recreation*

Does the proposal result in a reduction of public access to public recreation areas or public recreation opportunities?

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

h) Land Use

Does the converted or transferred use result in a use that is not consistent with the goals and policies of the Community Plan or Plan Area Statement?

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

i) Population

Does the proposal result in an increase in the existing or planned population of the Region?

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

j) Housing

Does the proposal result in the loss of affordable housing?

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

k) Transportation
Does the proposal result in the increase of 100 Daily Vehicle Trip Ends (DVTE)?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

l) Does the proposal result in a project that does not meet the parking standards?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

m) Utilities
Does the proposal result in additional water use?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

n) Does the proposal result in the need for additional sewer treatment?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

o) Historical
Does the proposal result in the modification or elimination of a historic structure or site?

☐ Yes ☐ No
☐ No, With Mitigation ☐ Data Insufficient

DECLARATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: **(Original signature required.)**

Alyson Borawski Digitally signed by Alyson Borawski DN: cn=Alyson Borawski, o=TRPA, ou, email=aborawski@trpa.org, c=US Date: 2020.11.30 15:46:35 -08'00'

Person Preparing Application

At _____ Date: _____

County

Applicant Written Comments: (Attach additional sheets if necessary)

Print Form

Attachment E

Public Comment Letter

ROLLSTON, HENDERSON & JOHNSON, LTD
ATTORNEYS
LICENSED IN NEVADA AND CALIFORNIA

ROBERT M. HENDERSON
MICHAEL K. JOHNSON

Of Counsel
MICHAEL P. HAMBSCH
KENNETH C. ROLLSTON (1944-2017)

March 17, 2021

SENT VIA U.S. MAIL AND EMAIL
Aly Borawski
Senior Planner
Environmental Review Services
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449
Email: aborawski@trpa.org

LETTER OF SUPPORT: TWIN PINES/CLEAR CREEK PARKING AREA AND NEW ACCESS DRIVEWAY, 853 STATELINE AVENUE, SOUTH LAKE TAHOE, CA, ASSESSOR'S PARCEL NUMBER (APN) 029-010-022, -024, -025 & -026, TRPA FILE NUMBER ERSP2020-1397

Dear Ms. Borawski:

I represent Second Manassas LLC, owner of three (3) adjoining parcels (APNs 029-010-11, -12, -13) on Stateline Avenue. Relatively recently, the existing "Twin Pines" residence was converted to a clubhouse for the Clear Creek golf course/residential development located outside of the Tahoe Basin. The private Stateline Avenue residential access road is a one-lane road and Clear Creek Clubhouse is located at the end of that road. The inclusion of a commercial clubhouse at the end of a one-lane private driveway created traffic, noise and fire safety concerns.

The proposed construction of a new two-lane road on Edgewood properties which will provide access to the Clear Creek Clubhouse will help to alleviate traffic, noise and fire safety concerns. Providing a dedicated two-lane road that adheres to fire code requirements to the existing commercial use will significantly improve fire safety ingress/egress.

To ensure that the existing one-way road is no longer used for commercial purposes, Second Manassas LLC is requesting the abandonment of any claimed easement that Clear Creek may have had previously relied on for access. With the new easement and access road, any such claimed easement would no longer be necessary. Second Manassas LLC denies that Clear Creek has any easement rights over Second Manassas' property, but understand Clear Creek contends otherwise, so such an abandonment would provide certainty and clarity for all involved.

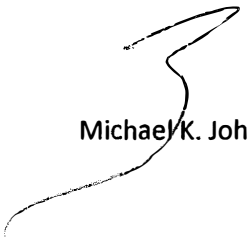
Second Manassas LLC is supportive of the proposed access road based on the previously mentioned fire health and safety benefits and request that TRPA condition the abandonment of the existing claimed easement within the forthcoming permit.

P.O. Box 4848 • Lake Village Professional Building • 295 Hwy. 50, Suite 14 • Stateline, Nevada 89449
Telephone: (775) 588-4212 • Email: admin@laketahoelaw.com
South Lake Tahoe, California Contacts: Telephone: (530) 544-1785 • Fax: (530) 544-5053

Nothing herein should be construed as approval of the use currently being made of Clear Creek's property and/or any other commercial use of that property, or waiver of any rights, remedies, or objections to same.

We thank you for your time and consideration.

Sincerely,



Michael K. Johnson

MKJ:dh