



STAFF REPORT

Date: August 16, 2023

To: TRPA Governing Board

From: TRPA Staff

Subject: Tahoe City Public Utility District and Tahoe Cross Country Ski Education Association, Recreation Cross Country Ski Lodge Modification, 3001 Polaris Road, Tahoe City, California, TRPA File Number ERSP2018-0878, Assessor's Parcel Numbers (APNs) 093-600-001, 093-160-036 & 093-160-064

Summary and Staff Recommendation:

The proposed Tahoe City Cross County Lodge Modification Project is a new building that will replace the existing cross-country lodge proposed on property located on Polaris Drive in Tahoe City. Tahoe Regional Planning Agency (TRPA) staff recommends that the Governing Board make the required findings and approve the proposed project.

Required Motions:

In order to approve the proposed project, the Board must make the following motions, based on the staff summary and evidence in the required:

- 1) A motion to approve the required findings, including a finding of no significant effect; and
- 2) A motion to approve the proposed Tahoe City Public Utility District and Tahoe Cross Country Ski Education Association Ski Lodge Modification project, subject to the conditions in the draft permits (see Attachment B).

For the motions to pass, an affirmative vote of at least five members from the State of California and at least nine members of the Board is required.

Governing Board Review:

The TRPA Code, Section 2.2.2.B.1, requires Governing Board review and approval of new recreation facilities involving more than 3,000 square feet of building floor area.

Project Description:

The existing Tahoe Cross-Country Lodge, which also serves as the Highlands Community Center, is owned by the Tahoe City Public Utility District (TCPUD) and operated by the project applicant and concessionaire, the Tahoe Cross-Country Ski Education Association (TCCSEA). Recreation and uses at the current site began in the 1970s with initial nordic trail grooming and grew into diverse recreation and community uses through limited expansion of the Highlands Community Center approved by TRPA in 1989. Today the year-round operation encompasses cross country ski uses, mountain bike rentals, youth and adult recreation programs, recreation oriented special events, outdoor environmental education programs including a summer day camp, organized group gatherings such as Boy Scouts and homeowner

association meetings, accessory activities such as gear rental, retail, and food and beverage sales, and general community uses.

The proposed project will relocate the Tahoe Cross-County Lodge use to a new location within the project area and will utilize the “old Tahoe” Schilling Lodge residence that was deconstructed and donated to the TCCSEA. The proposed project will address existing operational deficiencies relative to circulation and parking, storage, staff facilities, and community space; better accommodate existing recreation demand; and improve the quality of the recreation user experience at the lodge.

Reconstruction of the lodge will consolidate the existing accessory buildings into a single facility and would provide more amenities to serve guests and employees. In addition, the types of activities at the lodge could be expanded to better serve additional recreational opportunities and community needs. Reconstruction of the lodge would adaptively reuse and interpret elements of the deconstructed Schilling Lodge, constructed as a private residence on Lake Tahoe’s west shore in 1936, and would eliminate or minimize spillover parking on residential streets. No changes are proposed to the existing Highlands Park trail system or adjacent trails on state property and no increase in recreation use is proposed.

The proposed Tahoe Cross-Country Lodge would be owned by TCCSEA and operated under a lease agreement for the underlying TCPUD land. The current Highlands Community Center would be retained with limited existing uses continued.

The specific project details are:

- New structure 10,365 sq. ft. with entrance/ticket area, rental equipment space, locker room with a single shower, waxing room, first aid room, recreation retail, café kitchen and café front, restrooms, staff offices, youth ski/mountain bike team room, secure storage, and reconstructed historic rooms including Great Room, Dining Room, Mezzanine, and Community Room.
- New parking lot with 70 spaces (including six carpool only parking spaces), six Americans with Disabilities Act (ADA) accessible spaces, six EV charging spaces, and two school bus pull-out spaces. A connector driveway to the existing North Tahoe High School allows shared parking to meet total project peak parking requirement of 100 spaces.
- 98 solar panels in three locations on site to generate 46 kwh.
- Retain limited community uses at the Highlands Community Center at the existing site, including assumption of gatherings of 30 people and four staff daily in the winter and 15 people and two staff daily in the summer.

Operation of the relocated and expanded facility follows direction provided in the Tahoe Cross Country Lodge Management Plan (2021). Following extended collaboration and negotiation with neighbors and the broader community, the project incorporates specific limits on the nature and number of special events held at the proposed facility. TCCSEA and TCPUD agree to maintain the existing community-oriented character of events and limit the size and number as follows:

- Outdoor Recreation Events: one winter and one summer event, not to exceed 500 people except for the Great Ski Race, an existing long-time event that is the primary fundraiser for Tahoe Nordic Search and Rescue. Established events to relocate to new location: one winter (Great Ski Race).
- Large Special Events: not to exceed seven events per year or 250 people/event. Existing events in this category to relocate to new location: two winter (Alpenglow 20k, Olde Skool Race), one summer (Great Trail Race), one off season (ski swap).
- Gatherings: approximately 80 people each, not to exceed 57 per year (including community and private events). Established events to relocate to new location: two winter (Laser Biathlon, lecture series), two off season (trail workday, lecture series), three summer (summer camp, lecture series, homeowner meeting).
- Small Meetings: approximately 15 people each, not to exceed 27 per year (including community and private meetings). Established groups who use facility that will relocate to new location: all seasons combined (Boy Scouts, trail running club, mountain bike groups, reading group)
- TCCSEA will not host weddings or wedding receptions at the new lodge.
- TCCSEA will not engage in the retail sale of alcoholic beverages. (Special events can sell alcoholic beverages under provisions of a one-day ABC permit as allowed by State law.)

The project will utilize allowable land coverage and includes a 12-foot, four-inch excavation. A total of 168 trees targeted for removal within the development footprint and additional trees will be removed for defensible space purposes and for the protection of life and property (hazard trees).

Site Description:

The project is located along the northwest shore of Lake Tahoe in the Highlands neighborhood near Tahoe City in Placer County. The Highlands Park and Community Center that serves as the existing lodge and trailhead for Tahoe XC is located at the Community Center at 925 Country Club Drive and provides as an access point to 65 kilometers (about 40 miles) of trails that extend through forests and meadows. The cross-country ski trails are located on TCPUD, California Tahoe Conservancy, (CTC) and California State Parks lands. The Tahoe Cross Country Ski Education Association (TCCSEA) has access to use Conservancy and California State Park lands through TCPUD-managed License and Operating Agreements, respectively. The project area is generally flat and well vegetated with shrubs and trees of varying heights. The site is bordered immediately to the west by North Lake Tahoe High School, with single family residential uses located to the south and east and undeveloped US Forest Service land and single-family residential uses to the north.

Placer County Approval:

The Placer County Zoning Administrator approved the project on May 18, 2023. Placer County's approval was supported by an Environmental Impact Report prepared pursuant to the California Environmental Quality Act which did not identify any cumulatively considerable or significant and unavoidable impacts. The decision to complete an EIR was based on the desire by the TCPUD Board to analyze two site alternatives equally and the extent of neighborhood interest in the project. The Final EIR was certified by the TCPUD Board in February of 2021, and the proposed project site was selected for the proposed new facility.

Tree Removal and Defensible Space:

A tree removal plan was prepared for the project by a Registered Professional Forester since the project includes substantial tree removal as defined in the TRPA Code of Ordinances. TRPA Code Section, 61.1.8: *Substantial Tree Removal*, states that substantial tree removal is activities on project areas of three acres or more and proposing the removal of more than 100 live trees 14 inches dbh or larger and that substantial tree removal projects shall be processed by the appropriate state and federal agencies in coordination with TRPA. Substantial tree removal on public parcels may be done in accordance with an MOU or a plan must be prepared by a qualified forester and reviewed and approved by TRPA. TRPA Code, Section 2.2.1.A.h, requires the Governing Board approve substantial tree removal.

There is a total of 168 trees targeted for removal within the development footprint. Of the 168 trees assessed within the site's footprint, 43 trees are under 14 inches diameter at breast height (dbh). Additional tree removal will occur in the 100 feet of defensible space around the development footprint (7 acres), where tree removal will only focus on those trees that are considered ladder fuels (less than 14" DBH) and larger trees that are hazards to life and property. Tree removal in the remaining forested area will focus on those trees that are considered a threat to life and property.

TRPA's Forester reviewed the plan and recommends the Governing Board approve the substantial tree removal, subject to the condition that the permittee comply with the recommendations in the Plan and all California Forest Practice rules.

Parking:

Parking will be provided on site in a 70-space parking lot for regular recreation use, special events, and community uses. The parking lot includes Americans with Disabilities Act spaces and bus parking. The project provides more parking than is available at the existing lodge and aims to reduce overflow parking onto neighborhood streets which regularly occurs in the existing conditions. Additionally, the project applicant will enter into a shared parking agreement with the Tahoe Truckee Unified School District (TTUSD) to allow for use of parking at the school by TCCSEA during high-use events that occur outside of school hours. The parking lot at North Tahoe High School has a total of 215 parking spaces. To accommodate the shared parking arrangement between the two sites, a connection between the school property and the proposed Project site would be constructed, replete with a locking gate for safety during school hours.

Under the agreement, visitors to Tahoe XC would only use school parking areas outside of school hours (For example, during weekend events such as the Great Ski Race or the Great Trail Race). For North Tahoe High School and North Tahoe Middle School, the proposed Lodge parking lot would be available for use by spectators and buses during school-sponsored sporting events.

Noise:

Activities associated with the proposed project would be similar to what occurs in the project vicinity under existing conditions. Long-term increases in noise would be associated with outdoor recreation and periodic special events at the Schilling Lodge. The increases in noise would not exceed applicable Area Plan noise standards (i.e., 55 dBA CNEL). Use of amplified sound would be required to comply with TCPUD rules and regulations and Placer County noise ordinance for operating hours; however, the use of amplified sound at the Schilling Lodge could result in exposure of sensitive receptors to noise levels that exceed the Placer County daytime (7:00 a.m. to 10:00 p.m.) noise standard of 50 dBA Leq for amplified sound sources. The EIR prepared for the project identified mitigation measures that would reduce the impact to less than significant. Operational event noise, mainly outdoor recreational and

sporting events, was determined to have a less than significant impact with the application of mitigation measures. The following mitigations, which are included as conditions of approval in the draft permit, are proposed to reduce this impact to less than significant:

- Building design and layout shall be such that any outdoor amplified speakers face away from offsite sensitive land uses and oriented/located such that the building structure is between the receiving land use and the attached speaker. Building design, layout, and final speaker location shall be identified in final site plans and approved by Placer County before issuance of building permits.
- To ensure receiving land uses are not exposed to noise levels that exceed Placer County daytime noise standards of 50 dBA Leq, outdoor speakers shall be tuned such that combined noise levels from all proposed speakers do not exceed 71 dBA Leq at 50 feet from the source. Sound levels shall be measured in accordance with Placer County Code Chapter 9.36.040 and proof of acceptable noise levels shall be provided to Placer County at the time of final building inspection.

Traffic noise increase would not result in an increase that exceeds applicable Area Plan noise standards (i.e., 55 dBA CNEL), and no increase in noise would occur on SR 28.

Air Quality/Vehicle Miles Travelled (VMT):

The proposed project is subject to TRPA's updated Code of Ordinances for project impact assessment (Section 65.2). The updated project assessment process replaces average daily vehicle trip ends with Vehicle Miles Travelled (VMT) to determine a project's impact to transportation. The updated process screens projects from additional analysis depending on its location: less than 1,300 average daily VMT when a project is within, or within ½ mile of, a town or regional center; less than 715 average daily VMT in all other areas in the Region.

The proposed project will generate 340 VMT, below the screening level for its location (715 VMT) and therefore no mitigation is required beyond payment of the Mobility Mitigation fee. The VMT calculation accounts for the existing trips and associated VMT from the existing recreation facility use that will be reduced to a limited number of events upon completion of the new lodge. A condition of approval requires events held at the existing facility, and at the new facility, be limited to those analyzed in the traffic analysis to ensure the VMT generation is consistent with the assumptions and conclusions in the traffic analysis.

Impacts to the level of service (LOS) and intersections evaluated in the traffic study were determined to be less than significant. Therefore, no mitigation is required.

Persons AT One Time (PAOTs):

The project does not propose the expansion of the existing ski area and therefore the allocation of PAOTs, which is a measure of recreation capacity, is not required.

Regional Plan Compliance:

The existing uses at the site consist of a cross country ski course and outdoor recreation concession (summer mountain bike rentals) which are allowed used in the Tahoe Basin Area Plan. Existing uses also include the use of the site as a community center, previously approved by the TRPA Governing Board in 1989. The continuing use of the site as a community center is secondary to the primary recreation uses at the site.

The proposed project is consistent with the Regional Plan, Recreation Sub element, Goal R-7: Provide Sufficient Capacity for Local-Oriented Forms of Outdoor And Indoor Recreation In Urban Areas. Language supporting the goal states “The specialized recreational needs of the Tahoe resident need to be considered apart from the more general demands of the tourist.” The proposed recreation center will primarily serve the local community. The subject parcel is part of the North Tahoe High School Recreational Subdistrict in the Tahoe Basin Area Plan. The purpose of this subdistrict is to “continue to provide developed recreational facilities for the local residents”.

Contact Information:

For questions regarding this agenda item, please contact Paul Nielsen, Special Project Manager at (530) 318.6025 or pnielsen@trpa.org.

Attachments:

- A. Required Findings/Rationale
- B. Draft Permit
- C. [Site Plans & Elevations](#)
- D. Initial Environmental Checklist
- E. V(g) Findings

Attachment A
Required Findings/Rationale

Attachment A
Required Findings/Rationale

Required Findings: The following is a list of the required findings as set forth in Chapters 3, 4, 33, 37 and 61 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 3 – Required Findings:

Based on the information submitted in the IEC, and other information know to TRPA, TRPA shall make one of the following findings and take the identified action:

- (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 the Rules of Procedure, Section 6.6;
- (b) The proposed project could have a significant effect on the environment but, due to the mitigation measures that have been added to the project, the project could have no significant effect on the environment and a finding of no significant effect shall be prepared in accordance with Rules of Procedure Section 6.7; or
- (c) The proposed project may have a significant effect on the environment and an environmental impact statement shall be pared in accordance with Chapter 3 of the TRPA Code of Ordinances and the Rules of Procedure, Article 6.

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, with the proposed conditions in the draft permits, will not have a significant effect on the environment and a finding of no significant effect shall be prepared.

2. Chapter 4 – Required Findings:

- (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

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 TRPA Code and other TRPA plans and programs.

- (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 applicant also completed an IEC. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant effect on the environment.

- (c) Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TRPA Compact, the project meets or exceeds such standards.

TRPA is requiring that all potential environmental effects of the project be mitigated through the project design, including the installation of both temporary and permanent Best Management Practices and ongoing maintenance, and payment of a \$137,208.48 water quality mitigation fee. A condition of approval requires the permittee to submit a BMP retrofit plan and schedule for the existing lodge/community center building and parking lot. The project is also required to comply with all Placer County and Lahontan Regional Water Quality Control Board requirements. The project is also subject to a \$7,412.00 Mobility Mitigation fee. As a result, upon completion of construction, the project should have no impact upon air or water quality standards.

3. Chapter 33 - Excavations

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

The proposed project proposes a maximum depth of 12 feet, 5 inches. A soils hydrologic report was prepared by Nortech, qualified professionals in the field of groundwater investigations (TRPA File LCAP2022-0741). The report found groundwater will not be intercepted.

- B. The excavation is designed such that no damage occurs to mature trees, except where tree removal is allowed pursuant to subsection 33.6.5: Tree Removal.

A condition of approval requires excavations below five feet to be limited to the building footprint which will eliminate impacts to mature trees.

- C. Excavated material is disposed of pursuant to subsection 33.3.4: Disposal of Materials, and the project area's natural topography is maintained pursuant to subparagraph 36.5.1.A.

A condition of approval requires excavated material to be disposed of at a location approved by TRPA.

4. Chapter 37 – Findings for Additional Height

- 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 project is not visible from state highways, scenic turnouts, public recreation areas or Lake Tahoe.

- 2) When outside a community plan, the additional height is consistent with the surrounding uses.

The location of the proposed two-story structure is in a residential neighborhood with one and two-story structure and is immediately adjacent to the North Tahoe High School that includes large two-story buildings and therefore, the height of the proposed structure is consistent with surrounding uses.

- 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.

The proposed project site is within a forested neighborhood that does not offer views of background ridgelines or other scenic resources from adjacent roadways.

- 8) The maximum building height at any corner of two exterior walls of the building is not greater than 90 percent of the maximum building height.

The maximum building height is 37 feet and the maximum building height at any corner of two exterior walls of the building is approximately 12 feet, which is less than 90 percent of the maximum building height.

5. Chapter 61 – Substantial Tree Removal

- A. Before tree-related projects and activities are approved by TRPA, TRPA shall find, based on a report from a qualified forester, that the project or activity is consistent with Chapter 61 and the Code. TRPA may delegate permit issuance to a federal, state, or other qualified agency through a memorandum of understanding.

A tree removal plan was prepared for the project by a Registered Professional Forester since the project includes substantial tree removal as defined in the TRPA Code of Ordinances. TRPA Code Section, 61.1.8: *Substantial Tree Removal*, states that substantial tree removal is activities on project areas of three acres or more and proposing the removal of more than 100 live trees 14 inches dbh or larger and that substantial tree removal projects shall be processed by the appropriate state and federal agencies in coordination with TRPA. Substantial tree removal on public parcels may be done in accordance with an MOU or a plan must be prepared by a qualified forester and

reviewed and approved by TRPA. TRPA Code, Section 2.2.1.A.h, requires the Governing Board approve substantial tree removal.

There is a total of 168 trees targeted for removal within the development footprint. Of the 168 trees assessed within the site's footprint, 43 trees are under 14 inches diameter at breast height (dbh).

Additional tree removal will occur in the 100 feet of defensible space around the development footprint (7 acres), where tree removal will only focus on those trees that are considered ladder fuels (less than 14" DBH) and larger trees that are hazards to life and property. Tree removal in the remaining forested area will focus on those trees that are considered a threat to life and property.

Attachment B
Draft Permit

**Attachment B
DRAFT PERMIT**

PROJECT DESCRIPTION: Cross Country Ski Lodge Modification

APNs: 093-600-001, 093-160-036 & 093-160-064

FILE No: ERSP2018-0878

PERMITTEE: Tahoe Cross Country Ski Education Association

COUNTY/LOCATION: Placer County / 3001 Polaris Road, Tahoe City

Having made the findings required by Agency ordinances and rules, the TRPA Governing Board approved the project on August 23, 2023, subject to the standard conditions of approval attached hereto (Attachment Q), and the special conditions found in this permit.

This permit shall expire on August 23, 2026, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

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

TRPA Executive Director/Designee

Date

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

Signature of Permittee(s) _____

Date _____

PERMIT CONTINUED ON NEXT PAGE

TRPA FILE ERSP2018-0878
APNs 093-600-001, 093-160-036 & 093-160-064

Water Quality Mitigation Fee (1): Amount \$137,208.48 Paid _____ Receipt No. _____

Mobility Mitigation Fee: (2) Amount \$7,412.00 Paid _____ Receipt No. _____

Off-site Coverage Mitigation Fee (3): Amount \$7,369.50 Paid _____ Receipt No. _____

Project Security Posted (4): Amount \$ _____ Type ____ Paid _____ Receipt No. _____

Project Security Admin. Fee (5): Amount \$ _____ Paid _____ Receipt No. _____

- (1) See Special Condition 3.F below.
- (2) See Special Condition 3.G below.
- (3) See Special Condition 3.E below.
- (4) See Special Condition 3.H below.
- (5) See TRPA Filing Fee Schedule.

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:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit authorizes the relocation of the Tahoe Cross-County Lodge use to a new location within the project area and will utilize the "old Tahoe" Schilling Lodge residence that was deconstructed and donated to the TCCSEA. No changes are proposed to the existing Highlands Park trail system or adjacent trails on state property and no increase in recreation use is proposed.

The proposed Tahoe Cross-Country Lodge would be owned by TCCSEA and operated under a lease agreement for the underlying TCPUD land. The current Highlands Community Center would be retained with limited existing uses continued.

The specific project details are:

- New structure 10,365 sq. ft. with entrance/ticket area, rental equipment space, locker room with a single shower, waxing room, first aid room, recreation retail, café kitchen and café front, restrooms, staff offices, youth ski/mountain bike team room, secure storage, and reconstructed historic rooms including Great Room, Dining Room, Mezzanine, and Community Room.

- New parking lot with 70 spaces (including six carpool only parking spaces), six Americans with Disabilities Act (ADA) accessible spaces, six EV charging spaces, and two school bus pull-out spaces. A connector driveway to the existing North Tahoe High School allows shared parking to meet total project peak parking requirement of 100 spaces.
- 98 solar panels in three locations.
- Retain limited community uses at the Highlands Community Center.

Operation of the relocated and expanded facility follows direction provided in the Tahoe Cross Country Lodge Management Plan (2021). Following extended collaboration and negotiation with neighbors and the broader community, the project incorporates specific limits on the nature and number of special events held at the proposed facility. TCCSEA and TCPUD agree to maintain the existing community-oriented character of events and limit the size and number as follows:

- Outdoor Recreation Events: one winter and one summer event, not to exceed 500 people except for the Great Ski Race, an existing long-time event that is the primary fundraiser for Tahoe Nordic Search and Rescue. Established events to relocate to new location: one winter (Great Ski Race).
- Large Special Events: not to exceed seven events per year or 250 people/event. Existing events in this category to relocate to new location: two winter (Alpenglow 20k, Olde Skool Race), one summer (Great Trail Race), one off season (ski swap).
- Gatherings: approximately 80 people each, not to exceed 57 per year (including community and private events). Established events to relocate to new location: two winter (Laser Biathlon, lecture series), two off season (trail workday, lecture series), three summer (summer camp, lecture series, homeowner meeting).
- Small Meetings: approximately 15 people each, not to exceed 27 per year (including community and private meetings). Established groups who use facility that will relocate to new location: all seasons combined (Boy Scouts, trail running club, mountain bike groups, reading group)
- TCCSEA will not engage in the retail sale of alcoholic beverages. (Special events can sell alcoholic beverages under provisions of a one-day ABC permit as allowed by State law.)

The project will utilize Class 6 allowable land coverage and includes a 12-foot, four-inch excavation. A total of 168 trees targeted for removal within the development footprint and additional trees shall only be removed for defensible space purposes and for the protection of life and property (hazard trees).

2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. The final plans plan shall be revised to include:

- 1) Sand and oil separators for parking lot pre-treatment systems.
 - 2) A note indicating: "Dust control measures shall be in place during construction. Broadcast mulch shall not be permitted as a dust control measure within 35 feet of structures."
 - 3) Designated snow storage area.
- B. The final plans shall demonstrate how new combustion appliances conform to the air quality standards found in Subsection 65.1.4 and other applicable provisions of the TRPA Code. TRPA emission standards shall be noted and compared to the published emissions from proposed devices such as, but not limited to, water heaters and central furnaces.
 - C. The permittee shall provide evidence that all basic service requirements for minimum fire flow will be met or exceeded in accordance with Section 32.4.A., Table 32.4.2-1 of the TRPA Code and local fire code requirements. Final plans shall show approval from the applicable fire district.
 - D. A BMP INSPECTION AND MAINTENANCE PLAN shall be submitted detailing necessary maintenance activity and schedules for all BMPs installed on the property, including the existing lodge. 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. If this log is not complete, TRPA will assume that maintenance has not been performed and reserves the right to revoke the BMP Certificate of Completion.
 - E. The permittee shall submit a \$7,369.50 off-site coverage mitigation fee based on the creation of 867 square feet of off-site land coverage ($\$8.50 \times 867 \text{ sq. ft.} = \$7,369.50$).
 - F. The permittee shall submit a \$137,208.48 water quality mitigation fee based on the creation of 73,768 square feet of new land coverage ($\$1.86 \times 73,768 = \$137,208.48$).
 - G. The permittee shall submit a \$7,412.00 Mobility Mitigation fee based on the creation of 73,768 square feet of new land coverage ($\$21.80 \times 340 = \$7,412.00$).
 - H. The security required under Standard Condition A.3 of Attachment R shall be determined upon the permittee's submittal of required Best Management Practices Plan(s) and related cost estimate(s). Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
 - I. The permittee shall submit a Dust Control Plan to be implemented during construction.
 - J. The permittee shall submit a final exterior lighting plan consistent with the requirements of the TRPA Code of Ordinances.
 - K. Provide elevation details solar array

- L. The permittee shall submit final building color and material samples.
 - M. The permittee shall submit final building material storage and construction equipment staging plans.
 - N. The permittee shall submit a BMP retrofit plan and schedule for the existing lodge/community center building and parking lot.
 - O. The permittee shall submit a final signed shared parking agreement with the North Lake Tahoe High School District.
 - P. The permittee shall submit a project construction schedule.
 - Q. The permittee shall submit final construction plans.
4. The permittee shall limit the number of events at the existing lodge site to the events listed in the table below to ensure consistency with the traffic analysis. The permittee shall maintain a list of types of events held, number of attendees and number of events held each year and shall provide the list to TRPA upon request.

Type	Number of Attendees	Number of Events
Winter Events		
Meeting Room	20	8
Lounge	80	4
Lounge - Dinner	50	4
Spring Events		
Meeting Room	20	1
Lounge - Dinner	50	1
Summer		
General Gatherings	15	21
Fall		
Other Events	250	1
Meeting Room	20	3
Lounge - dinner events	50	1

- 5. Prior to the opening of the new lodge the permittee shall discontinue all use of the existing lodge/community center except as specified in the project description to ensure Vehicle Miles Travelled (VMT) is consistent with the traffic analysis prepared for the project. Any proposed future use of the existing ledge/community center building beyond the approved type and amount of approved use is contingent upon review and approval of a TRPA Change in Operation application.
- 6. All tree removal activities shall be consistent with the Tree Removal Plan prepared by Kevin Whitlock, Registered Professional Forester # 2436 dated June 29, 2023.

7. If a prehistoric archeological site (such as midden soils, stone tools, chipped stone, baked clay, or concentrations of shell or bone) or a historic-period archaeological site (such as structural features, concentrated deposits of bottles, or other historic refuse) is uncovered during grading or other construction activities, all ground-disturbing activity within 100 feet of the discovery shall be halted until a qualified archaeologist can assess the significance of the find. TRPA will be notified of the potential find and a qualified archaeologist shall be retained to investigate its significance. If the find is a prehistoric archeological site, the appropriate Native American group shall be notified. Any previously undiscovered resources found during construction will be recorded on appropriate California Department of Parks and Recreation 523 forms and evaluated for significance under all applicable regulatory criteria. If the archaeologist determines that the find does not meet the CRHR standards of significance for cultural resources, construction may proceed. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource, a unique archaeological resource, or tribal cultural resource), the archaeologist shall work with the permittee to follow accepted professional standards such as further testing for evaluation or data recovery, as necessary. If artifacts are recovered from significant historic archaeological resources, they shall be housed at a qualified curation facility. The results of the identification, evaluation, and/or data recovery program for any unanticipated discoveries shall be presented in a professional-quality report that details all methods and findings, evaluates the nature and significance of the resources, and analyzes and interprets the results.
8. Excavations are limited to 14 feet four inches below ground surface pursuant to the TRPA Soils Hydrologic Waiver LCAP2022-0741.
9. Creation of land coverage on the adjacent North Tahoe High School requires separate review and approval which shall be obtained prior to commencement of construction activities associated with the new lodge.
10. The hosting of weddings or wedding receptions at the new or existing lodge is prohibited.
11. All utility connections for the proposed project shall be undergrounded.
12. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
13. The construction of a concrete washout facility is prohibited unless approved in writing by a TRPA Environmental Specialist.
14. New signs are subject to Placer County review and approval in accordance with the Placer County/TRPA MOU.
15. 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.

16. Any normal construction activities creating noise in excess of 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.
17. To ensure noise levels don't exceed daytime noise standards, outdoor speakers shall be tuned at combined noise levels not to exceed 70 dBA Leq.
18. The permittee is responsible for ensuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.
19. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season.
20. Grading is prohibited any time of the year during periods of precipitation and for the resulting period when the site is covered with snow, or is in a saturated, muddy, or unstable condition.
21. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
22. Any change to the project requires approval (except for TRPA exempt activities) of a TRPA plan revision permit prior to the changes being made to any element of the project (i.e., structural modifications, grading, BMPs, etc.). Failure to obtain prior approval for modifications may result in monetary penalties.
23. Temporary and permanent BMPs may be field fit as appropriate by the TRPA inspector. Parking barriers may be required at the discretion of the inspector.
24. Fertilizer use shall be in accordance with the Fertilizer Management standards in TRPA Code 60.1.8.
25. Excavation equipment is limited to approved construction areas to minimize site disturbance. No grading, excavation, storage or other construction related activities shall occur outside the area of disturbance.
26. 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.).
27. 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

DRAFT

Attachment C
[Site Plans & Elevations](#) (link)

Attachment D
Initial Environmental Checklist



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
Closed Tuesday
New Applications Until 3:00 pm

Print Form

**INITIAL ENVIRONMENTAL CHECKLIST
FOR DETERMINATION OF ENVIRONMENTAL IMPACT**

I. Assessor's Parcel Number (APN)/Project Location

Project Name County/City

Brief Description of Project:

The project applicant, the Tahoe Cross-Country Ski Education Association (TCCSEA), is proposing the Tahoe Cross- Country Lodge Replacement and Expansion Project (Project), which repurposes a deconstructed residence known as the Schilling Residence for use as a year-round recreation facility, with adequate size and site amenities to serve existing and future anticipated public recreation use. With implementation of the Project, the Highlands Park and Community Center (Community Center) would no longer serve as the lodge for the cross-country ski area; instead, the relocated and reconstructed Schilling Residence would serve that purpose. The Community Center would be retained in its current located and operated by the Tahoe City Public Utility District (TCPUD).

Adaptive reuse of the Schilling Residence by TCCSEA provides an opportunity to preserve this structure, retain it for public use and historic interpretation, and allow for an enhanced and expanded lodge that consolidates outbuildings currently used for storage into a single building. The structure would be adaptively reused in compliance with The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (National Park Service 2017).

Please see the attached document for responses to the checklist questions.

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)?

- 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- 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?

- 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?

- Yes No
 No, With Mitigation Data Insufficient

2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

- Yes No
 No, With Mitigation Data Insufficient

b. Deterioration of ambient (existing) air quality?

- Yes No
 No, With Mitigation Data Insufficient

c. The creation of objectionable odors?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

e. Increased use of diesel fuel?

- 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?

- 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- Yes No
 No, With Mitigation Data Insufficient

h. Substantial reduction in the amount of water otherwise 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- 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?

- 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?

- 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)?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

g. Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?

- Yes No
 No, With Mitigation Data Insufficient

h. A change in 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)?

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- Yes No
 No, With Mitigation Data Insufficient

d. Deterioration of existing fish or 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?

- Yes No
 No, With Mitigation Data Insufficient

b. Exposure of 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?

- 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?

- 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

7. Light and Glare

Will the proposal:

a. Include new or modified sources of exterior lighting?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- Yes No
 No, With Mitigation Data Insufficient

b. Involve possible interference 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- 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?

- Yes No
 No, With Mitigation Data Insufficient

Number of Existing Dwelling Units: 0

Number of Proposed Dwelling Units: 0

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

- 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)?

- Yes
- No
- No, With Mitigation
- Data Insufficient

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

- Yes
- No
- No, With Mitigation
- Data Insufficient

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

Temporary traffic control plan has been prepared for the Placer County Public Works Department to include description of construction specifications and streets and associated features within the work zone.

- Yes
- No
- No, With Mitigation
- Data Insufficient

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

- Yes
- No
- No, With Mitigation
- Data Insufficient

e. Alterations to waterborne, rail or air traffic?

- Yes
- No
- No, With Mitigation
- Data Insufficient

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

- 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?

- Yes No
 No, With Mitigation Data Insufficient

b. Police protection?

- Yes No
 No, With Mitigation Data Insufficient

c. Schools?

- Yes No
 No, With Mitigation Data Insufficient

d. Parks or other recreational facilities?

- Yes No
 No, With Mitigation Data Insufficient

e. Maintenance of public facilities, including roads?

- Yes No
 No, With Mitigation Data Insufficient

f. Other governmental services?

- Yes No
 No, With Mitigation Data Insufficient

15. Energy

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

- 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?

- 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?

- Yes No
 No, With Mitigation Data Insufficient

b. 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?

- 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?

- Yes No
 No, With Mitigation Data Insufficient

e. Storm water drainage?

- Yes No
 No, With Mitigation Data Insufficient

f. 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)?

- Yes No
 No, With Mitigation Data Insufficient

b. Exposure of 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?

- Yes
- No
- No, With Mitigation
- Data Insufficient

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

- 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?

- Yes
- No
- No, With Mitigation
- Data Insufficient

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

- Yes
- No
- No, With Mitigation
- Data Insufficient

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

- Yes
- No
- No, With Mitigation
- Data Insufficient

19. Recreation

Does the proposal:

a. Create additional demand for recreation facilities?

- Yes
- No
- No, With Mitigation
- Data Insufficient

b. Create additional recreation capacity?

- Yes
- No
- No, With Mitigation
- Data Insufficient

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

- Yes
- No
- No, With Mitigation
- Data Insufficient

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

- 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?

- 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- 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?

- 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?

- 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.)

- 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?)

- 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?

- 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.)

Wyatt Ely

Person Preparing Application

At *PACER* County

Date: *8-2-23*

Applicant Written Comments: (Attach additional sheets if necessary)

Please refer to the attached comments for detailed responses.

Print Form

FOR OFFICE USE ONLY

Date Received: _____ By: _____

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

Signature of Evaluator

Date: _____

Title of Evaluator

Attachment E
V(g) Findings

PROJECT REVIEW CONFORMANCE CHECKLIST & V (g) FINDINGS

(Commercial/Tourist Accommodation/Public Service/Recreation/Resource Mngt.)

Project Name: Tahoe City Public Utility District and Tahoe Cross Country Ski Education Association, Recreation

Project Type: Recreation

APN / Project Number: TRPA File Number ERSP2018-0878, Assessor's Parcel Numbers (APNs) 093-600-001,

Project Review Planner: PN Date of Review: 8.11.23

NOTE: if the answer to question b. on any of the following questions is no, please provide a written justification on a separate sheet for making the findings required in subsections 4.4.1 and 4.4.2 of the code. If the answer to question b. is yes or if no answer is required, this checklist shall serve as justifications for making said findings. Any positive impacts of the project on the thresholds that have not been addressed in these questions should also be noted.

CATEGORY: AIR QUALITY

THRESHOLD: CARBON MONOXIDE (CO)

INDICATOR: (CO) 8-hr. avg. Stateline CA station

- 1. a. Does the project generate new vehicle trips? Y N
- b. If yes, is the project consistent with Subsection 65.2.4.B.1? Y N
- 2. a. Does the project create new points of vehicular access? Y N
- b. If yes, is the project consistent with Subsection 34.3.2? Y N
- 3. a. Does the project include combustion appliances? Y N
- b. If yes, is the project consistent with Subsection 65.1.4? Y N
- 4. a. Does the project include a new stationary source of CO? Y N
- b. If yes, is the project consistent with Subsection 65.1.6? Y N

THRESHOLD: OZONE

INDICATOR: Ozone, 1-hr. avg. Lk. Tahoe Blvd station

- 1. a. Does the project increase regional VMT? Y N
- b. If yes, is the project consistent with Subsection 65.2.4? Y N
- 2. a. Does the project include new gas/oil space/water heaters? Y N
- b. If yes, is the project consistent with Subsection 65.1.4? Y N
- 3. a. Does the project include a new stationary source of NO²? Y N
- b. If yes, is the project consistent with Subsection 65.1.6? Y N

THRESHOLD: PARTICULATE MATTER

INDICATOR: Part. Matter, 24-hr. avg. Lk. Tahoe Blvd station

- 1. a. Does the project increase airborne dust emissions? Y N
- b. If yes, is the project consistent with Subsection 60.4.3? Y N
- 2. a. Does the project include a new stationary source of particulate matter? Y N
- b. If yes, is the project consistent with Subsection 65.1.6? Y N

3. a. Refer to question 1, Ozone, above.

THRESHOLD: VISIBILITY

INDICATOR: miles of visibility, veg and subregional path

1. a. Refer to questions 1-3, Particulate Matter, above.

THRESHOLD: TRAFFIC VOLUME
US 50 CORRIDOR, WINTER, 4pm-12am

INDICATOR: traffic volume, US 50 at Park Ave.
Jan.-Mar. avg., 4pm-12am

1. a. Refer to question 1, CO, above.

THRESHOLD: NO² EMISSIONS

INDICATOR: VMT

1. a. Refer to questions 1-2, VMT, below.

THRESHOLD: WOOD SMOKE

INDICATOR: number of wood heaters

1. a. Does the project include any new wood heaters? Y N
b. If yes, is the project consistent with Subsection 65.1.4.B? Y N

THRESHOLD: VMT

INDICATOR: changes in number of trips and avg. trip length

1. a. Does the project increase average trip length? Y N
b. If yes, is the project consistent with Subsection 65.2.4.B? Y N
2. a. refer to question 1, CO, above.

CATEGORY: WATER QUALITY

THRESHOLD: TURBIDITY

INDICATOR: turbidity of indicator stations

1. a. Does the project increase impervious coverage or create permanent soil disturbance? Y N
b. If yes, is the project consistent with Subsection 60.2.3? Y N
2. a. Does the project create temporary soil disturbance? Y N
b. If yes, is the project consistent with Subsection 60.4.3? Y N
3. a. Does the project require the use of fertilizer? Y N
b. If yes, is the project consistent with Subsection 60.1.8? Y N
4. a. Does the project include domestic wastewater discharge to the surface or groundwater? Y N
b. If yes, is the project consistent with Subsection 60.1.3.B? Y N
5. a. Does the project disturb or encroach on an existing SEZ? Y N
b. If yes, is the project consistent with Subsection 30.5? Y N

THRESHOLD: CLARITY, WINTER (IN LAKE)

INDICATOR: secch depth, Dec.-Mar. avg. TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: PHYTOPLANKTON PRIMARY PRODUCTIVITY (IN LAKE)

INDICATOR: phyto, primary productivity, ann. Avg., TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: DIN LOAD, SURFACE RUNOFF

INDICATOR: DIN x discharge, tributary network annual total 1

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN LOAD, GROUNDWATER

INDICATOR: DIN x discharge, grndwtr. Network, annual total

1. a. Refer to questions 2 & 3, turbidity, above.

THRESHOLD: DIN LOAD, ATMOSPHERIC

INDICATOR: NO3 + HNO, annual avg. Lake Tahoe Blvd station

1. a. Refer to question 4, turbidity, above.

THRESHOLD: NUTRIENT LOADS, GENERAL

INDICATOR: sol. P x discharge sol. Fe x

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: TOTAL N, P, Fe, (trib.) CA ONLY

INDICATOR: single reading, tributary network

1. a. Refer to questions 1, 2, 3, and 5, turbidity, above.

THRESHOLD: DIN; SOL, P, Fe, SS (trib.) NV ONLY

INDICATOR: single reading tributary network

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN, SOL, P, Fe, SS, GREASE/OIL DISCHARGED TO SURFACE WATER FROM RUNOFF

INDICATOR: single reading runoff sites

1. a. Does the project route impervious surface runoff directly into Lake Tahoe or a major tributary? Y N
- b. If yes, is the discharge structure consistent with BMP handbook? Y N
2. a. Does the project create large impervious areas (e.g. parking lots) which may serve as a source of airborne pollutants, grease or oil? Y N
- b. If yes, is the project consistent with Subsections 60.4.3, 60.4.6, 60.4.9? Y N

THRESHOLD: TOTAL N, TOTAL P, TOTAL Fe TURBIDITY, GREASE/OIL DISCHARGE TO GRDWTR FROM RUNOFF

INDICATOR: single reading runoff site

1. a. Does the project include infiltration devices to infiltrate impervious surface runoff directly underground? Y N
- b. If yes, is the project consistent with Subsection 60.4.6? Y N

CATEGORY: SOIL CONSERVATION

THRESHOLD: IMPERVIOUS COVERAGE

INDICATOR: area or coverage

1. a. Does the project include new or relocated coverage? Y N
b. If yes, is the project consistent with Subsection 30.4, 30.5, 30.6? Y N

THRESHOLD: NATURALLY-FUNCTIONING SEZ

INDICATOR: area of SEZ

1. a. Does the project disturb or encroach on a naturally-functioning SEZ? Y N
b. If yes, is the project consistent with Subsection 30.5? Y N

CATEGORY: VEGETATION

THRESHOLD: PLANT & STRUCTURAL DIVERSITY

INDICATOR: plant & structural diversity

1. a. Does the project create a change in diversity? Y N
b. If yes, does the project include vegetation management techniques to increase diversity (reveg., thinning)? Y N

THRESHOLD: MEADOW & RIPARIAN VEGETATION

INDICATOR: area of meadow & riparian veg.

1. a. Refer to question 5, turbidity, above.

THRESHOLD: DECIDUOUS RIPARIAN VEGETATION

INDICATOR: area of riparian vegetation

1. a. Refer to question 5, turbidity, above.

THRESHOLD: SHRUB ASSOCIATION

INDICATOR: area of shrub association

1. a. Does the project create an increase in the areal extent of the shrub association? Y N
b. If yes, has the additional area been calculated, and a determination been made that the total area is less than or equal to 25%? Y N

THRESHOLD: YELLOW PINE ASSOCIATION (not mature)

INDICATOR: area of yellow pine assoc.

1. a. Does the project create a change in the areal extent of the immature yellow pine association? Y N
b. If yes, has the additional area been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y N

THRESHOLD: RED FIR ASSOCIATION

INDICATOR: area of red fir assoc.

1. a. Does the project create a change in the areal extent of the immature red fir association? Y N
b. If yes, has the additional area been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y N

THRESHOLD: FOREST OPENINGS

INDICATOR: size and location of forest openings

1. a. Does the project create new forest openings? Y N
b. If yes, is the new opening less than 8 acres? Y N

2. a. Does the project create new forest openings adjacent to other openings? Y N
- b. If yes, are the resultant adjacent openings not of the same relative age class or successional stage? Y N

THRESHOLD: UNCOMMON PLANT COMMUNITITES

INDICATOR: habitat sites

1. a. Will the project impact the habitats for the deepwater sphagnum bog, Osgood Swamp, or the Freel Peak Cushing Plant Community? Y N
- b. If yes, have modifications been included in the project to protect these plant communities? Y N

THRESHOLD: SENSITIVE VEGETATION

INDICATOR: number of habitat sites

1. a. Will the project impact the habitats of the Carex paucifructus, the Lewis pyomaea longipetala, the Draba asterophora v., or the Rorippa subumbellata? Y N
- b. If yes, have modifications been included in the project to protect these plant communities? Y N

CATEGORY: WILDLIFE

THRESHOLD: SPECIAL INTEREST SPECIES

INDICATOR: number of habitat sites

1. a. Will the project result in the loss, modification or increased disturbance of habitat site for goshawk, osprey, bald eagle, (winter and nesting), golden eagle, peregrine falcon, waterfowl, or deer, as mapped on official TRPA maps? Y N
- b. If yes, have modifications been included in the project to protect these habitat sites? Y N

CATEGORY: FISHERIES

THRESHOLD: EXCELLENT STREAM HABITAT

INDICATOR: sites of excellent stream habitat

1. a. Does the project include stream channelization, stream dredging, removal of rock or gravel from a stream, culverts, bridges, or water diversions affecting a stream identified as fish habitat? Y N
- b. If yes, have modifications been included in the project to offset impacts on stream habitat and contribute to the upgrading of stream habitat? Y N
2. a. Will the project result in siltation, urban runoff, snow disposal, or litter that may affect water quality in a stream identified as fish habitat? Y N
- b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y N

THRESHOLD: GOOD STREAM HABITAT

INDICATOR: miles of good stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: MARGIANL STREAM HABITAT

INDICATOR: miles of marginal stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: INSTREAM FLOWS

INDICATOR: increase flows

- 1. a. Does the project include new water diversions? Y N
- b. If yes, is there evidence in the record to indicate that flows will remain within adopted TRPA standards or, in the absence of adopted standards, that flows will not be diminished? Y N
- 2. a. Does the project include new coverage or disturbance that could contribute to uncontrolled runoff reaching a stream identified as fish habitat? Y N
- b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y N
- 3. a. Refer to question 5, turbidity, above.

THRESHOLD: LAKE HABITAT

INDICATOR: area of excellent habitat

- 1. a. Does the project include development in the shorezone, removal of rock or gravel from the lake, or removal of vegetation in the shorezone? Y N
- b. If yes, is the project consistent with Chapters 80-86? Y N
- 2. a. Does the project increase the potential for siltation, runoff, or erosion entering Lake Tahoe? Y N
- b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y N

CATEGORY: NOISE

THRESHOLD: SINGLE EVENT, AIRCRAFT, DAYTIME

INDICATOR: dBA, LMAX, TRPA ref. points, 8am-8pm, single reading

- 1. a. Does the project involve the commercial or private operation of aircraft? Y N
- b. If yes, does the project comply with the Interim Service Agreement affecting aircraft operations at the South Lake Tahoe Airport, or will the project meet the TRPA noise thresholds, or is the project exempt under Code section 68.9? Y N

THRESHOLD: SINGLE EVENT, AIRCRAFT, NIGHTTIME

INDICATOR: dBA, LMAX, TRPA ref. points, 8am-8pm, single reading

- 1. a. Refer to question 1, single event, aircraft, above.

THRESHOLD: SINGLE-EVENT, BOATS

INDICATOR: dBA, LMAX, at 50 ft., single reading

- 1. a. Does the project involve a marina or boat launching facility? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: SINGLE-EVENT, MOTOR VEHICLE LESS THAN 6,000 LBS. CVM

INDICATOR: dBA, LMAX, at 50 ft., single reading

- 1. a. Does the project include the operation of fleet vehicles or other commercial vehicles? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: SINGLE-EVENT, MOTOR VEHICLE GREATER THAN 6,000 LBS. CVM

INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Refer to question 1, single event, motor vehicle, above.

THRESHOLD: SINGLE-EVENT, MOTORCYCLE

INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Does the project involve the offering of motorcycles for lease or rent or the operation of a motorcycle course? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: SINGLE-EVENT, ORVS

INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Does the project involve the offering of ORVs for rent or lease or the operation of an ORV course? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: SINGLE-EVENT, SNOWMOBILES

INDICATOR: dBA, LMAX, at 50 ft., single reading

1. a. Does the project involve the offering of snowmobiles for rent or lease or the operation of a snowmobile course? Y N
- b. If yes, is the project consistent with Subsection 68.3? Y N

THRESHOLD: COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)

1. a. Does the project involve the creation of a new or relocated land use? Y N
- b. If yes, is the project consistent with the applicable plan area statement? Y N
2. a. Is the project located within a transportation corridor as mapped on TRPA maps? Y N
- b. If yes, does the project include components to reduce the transmission of noise from the corridor, in accordance with the TRPA Design Review Guidelines? Y N
3. a. Does the project involve a use or activity for which TRPA has received a CNEL related noise complaint and for which TRPA has required remedial action in accordance with Chapter 68? Y N
- b. If yes, is the project consistent with the remedial action plan? Y N

CATEGORY: SCENIC RESOURCES

THRESHOLD: ROADWAY AND SHORELINE RATINGS

1. a. Is the project located within, or visible from, a roadway or shoreline unit targeted for scenic upgrading? Y N
- b. If yes, is the project consistent with the TRPA Scenic Quality Implementation Program (SQUIP)? Y N
2. a. Is the project located within, or visible from, a roadway or shoreline unit not targeted for scenic upgrading? Y N
- b. If yes, is there evidence in the record that the project will not cause a significant decrease in scenic quality, and is the project consistent with the TRPA Design Review Guidelines? Y N

CATEGORY: RECREATION

THRESHOLD: PRESERVE AND ENHANCE THE HIGH QUALITY RECREATION EXPERIENCE

INDICATOR: dispersed rec. capacity

- 1. a. Is the project located in a conservation or recreation plan area? Y N
- b. If yes, is the project consistent with the applicable plan area statement? Y N

THRESHOLD: ESTABLISH FAIR SHARE OF CAPACITY FOR OUTDOOR RECREATION

AVAILABLE TO THE GENERAL PUBLIC

INDICATOR: PAOTs

- 1. a. Does the project require an allocation of PAOTs? Y N
- b. If yes, is the recreational opportunity involved available to the public? Y N

CATEGORY: CODE/RULES OF PROCEDURE REQUIREMENTS

1. Does the project require Governing Board Review (Chapter 2)? Y N

5. Does the project require notice to adjacent property owners (Art. XII Rules of Procedure)? Y N

6. Is the project consistent with the following:

Chapter 2	(Project Review)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 6	(Tracking-Data Sheets/Log Book)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 21	(Permissible Uses)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 22	(Temporary Uses)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 30	(Coverage)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 31	(Density)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 32	(Basic Service)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.3	(Grading)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.4	(Special Reports)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.5	(Construction Schedule)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 33.6	(Vegetation Protection)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 34	(Driveways)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 34	(Parking)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 35	(Natural Hazards-Floodplain)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 36	(Design Standards)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 37	(Height)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 38	(Signs)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 50	(Allocations)	N/A	<input type="checkbox"/>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Chapter 51	(Transfers)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 52	(Bonus Units-MFD only)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 53	(IPES)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 60	(BMP's)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 60.1	(Water Quality)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 60.2	(Water Quality Mitigation)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 61.1	(Tree Removal)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 61.3.6	(Sensitive Plants/Fire Hazard)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 61.4	(Revegetation)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 62	(Wildlife)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 63	(Fish)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>
Chapter 65.1	(Air Quality)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 65.2	(Traffic/Air Quality Mitigation)	N/A	<input type="checkbox"/>	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
Chapter 67	(Historic Resource)	N/A	<input checked="" type="checkbox"/>	Y <input type="checkbox"/>	N <input type="checkbox"/>