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MEMORANDUM

Date: February 22, 2018

To: TRPA Hearings Officer

From: TRPA Staff

Subject: The Glenbrook Club, Demolition and Banking of Historic Resource; 2070 Pray Meadow Road, Douglas County, Nevada; Assessor's Parcel No: 1418-10-510-001; TRPA File No: VBOU 2015-1111 (New Parcel Information: Lurtz; 2068 Pray Meadow Road, APN 1418-10-610-003)

Proposed Action: Hearings Officer action on the proposed project and related findings based on this Staff Summary and the Draft Permit (Attachment A).

TRPA Staff Recommendation: Staff recommends approval of the project based on this staff summary and evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit.

Project and Site Description: The applicant is proposing to demolish an existing 68-year-old structure located within the Glenbrook Plan Area Statement (PAS 058). The majority of the newly-created parcel is comprised of Land Capability Class 5, with a small portion in Land Capability Class 3. All coverage on this parcel is located in Land Capability Class 5 (Verified in TRPA File #20040991).

The structure to be demolished is a residence known as the "Golf Pro House," which includes the residence and a deck. When the structure is demolished, and associated coverage is removed and the site graded and restored, TRPA will consider 1,081 square feet of land coverage and one residential unit of use banked. If any previously-verified paving is also removed with the removal of the structure, the associated coverage will also be banked.

A separate project application has been submitted, proposing a new single-family dwelling on the new parcel (TRPA File #ERSP2017-0036).

The parcel on which the demolition is proposed has changed since the application was submitted. At the time that the banking application was submitted, a subdivision application was submitted for the same parcel. The banking application was put on hold until the subdivision was complete, which it now is. Two parcels have resulted from the subdivision: 1418-10-510-003 and 1418-10-610-003. The proposal to demolish a structure and bank the residential unit and coverage are proposed for parcel 1418-10-610-003. Although the application was submitted under the original parcel number, the information provided in this staff summary and associated permit will address the affected parcel, APN 1418-10-610-003.

Issue: The structure proposed for demolition is greater than 50 years old. The applicant submitted an application for a Historic Determination on the existing structure (TRPA File #HIST2014-0316). The Nevada State Historic Preservation Office (SHPO) determined that the structure is potentially eligible as a historical resource and recommended further documentation. The applicant submitted documentation of the structure, pursuant to prescribed standards, to SHPO for review. On March 3, 2015, the Nevada SHPO found that these “documentation efforts were considered adequate per SHPO recommended documentation requirements.” Although the Glenbrook neighborhood contains TRPA-designated historic resources, the Golf Pro House is not recognized as a designated historic resource and is not located within a historic district. The building is treated as historic for planning purposes.

Based on Douglas County Assessor records, the Golf Pro House was constructed in 1950. Demolition of historic and eligible historic resources requires Hearings Officer review and approval in accordance with Section 2.2.2. C of the TRPA Code. The Golf Pro House is approximately 942 square feet in size and has a kitchen, living area, two bedrooms and two bathrooms. The deck is approximately 139 square feet.

Staff Analysis:

- A. Environmental Documentation: TRPA staff has completed the “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Subsection 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer hearing and at TRPA.
- B. Plan Area Statement: The project is located within Plan Area 058 – Glenbrook. The Land Use Classification is Residential, and the Management Strategy is Mitigation. Agency staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement and planning considerations.
- C. Land Coverage: This project complies with land coverage requirements of the TRPA Code of Ordinances. As a result of the subdivision, the two newly-created parcels have been deed restricted as a project area for coverage and density calculation purposes.
- D. Density: This project complies with density requirements of the TRPA Code of Ordinances.
- E. Historic Resources: The Nevada State Historic Preservation Office (SHPO) determined that the structure is potentially eligible as a historical resource and recommended further documentation. The applicant submitted documentation of the structure, pursuant to prescribed standards, to SHPO for review. On March 3, 2015, the Nevada SHPO found that these “documentation efforts were considered adequate per SHPO recommended documentation requirement,” allowing the proposed demolition to move forward in accordance with Chapter 67 of the TRPA Code of Ordinances. The permit includes a condition to provide the SHPO-approved documentation to TRPA as well. No additional mitigation will be required.

Contact Information: If you have any questions, please contact Bridget Cornell via email at bcornell@trpa.org, or via telephone at (775) 589-5218,

Required Findings: The following is a list of the required findings as set forth in Chapters 4 and 67 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 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 findings provided on the Article V(g) Findings Checklist, there is sufficient evidence in the project file to make this finding.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

The project meets the provisions of the TRPA Code of Ordinances, any environmental impacts can be mitigated to less than significant levels, and will not cause the environmental threshold carrying capacities to be exceeded.

- (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.

All potential soil disturbance effects are temporary and shall be mitigated through temporary and permanent BMPs. The applicant will meet or exceed all federal, state, or local water quality standards. Upon completion of construction, the project will have no impact upon water quality standards.

2. Chapter 67-Historic Resource Protection: Historic resources shall not be demolished, disturbed, or removed unless TRPA finds that:

- A. The action will not be detrimental to the historic significance of the resource;
B. The action is pursuant to a recovery plan approved by the applicable state historic preservation office;

OR

- C. It is the only feasible alternative to protect the health and safety of the public.

The proposed demolition will be in accordance with the direction provided to the applicant by the Nevada State Historic Preservation Office, per Option B above. As mitigation for the proposed demolition, the applicant has documented the existing resources, pursuant to the direction of the Nevada State Historic preservation Office (SHPO). On March 3, 2015, the Nevada SHPO found that these “documentation efforts were considered adequate per SHPO recommended documentation requirements,” allowing future projects to move forward.

TRPA will require that the documentation that was submitted to Nevada SHPO in response to TRPA File #HIST2014-0316 shall also be provided to TRPA as a condition of approval for the proposed demolition. This information shall also be provided to the Douglas County Library, and the Nevada Architectural History Alliance. The applicant shall provide evidence, such as a certified mail receipt or receipt of delivery, of such donation.

Required Actions: Staff recommends that the Hearings Officer take the following actions:

- I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.
- II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA Permit.

Attachments:

- A. Draft Permit
- B. Site Plan, Elevations and Floor Plan

Attachment A

Draft Permit

DRAFT PERMIT

PROJECT DESCRIPTION: Demolition of Historic Resource (Golf Pro House Residence), and Banking of Residential Unit of Use and Associated Land Coverage **APN** 1418-10-510-001 (new APN 1418-10-610-003)

PERMITTEE(S): The Glenbrook Club **FILE#** VBOU2015-1111

COUNTY/LOCATION: Douglas County / 2070 Pray Meadow Road (new address: 2068 Pray Meadow Road)

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the demolition and banking of an historic structure project on March 1, 2018, subject to the Standard Conditions of Approval for Grading Projects in Attachment Q and the special conditions found in this permit.

The permit shall expire on March 1, 2021 without further notice. 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.

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

**APN 1418-10-510-001
(new APN 1418-10-610-003)
FILE NO. VBOU2015-1111**

Security Posted (1): Amount \$ 1,000.00 Type: _____ Paid _____ Receipt No. _____

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

Notes:

- (1) See Special Condition 3.H., below.
- (2) \$152 if a cash security is posted, or \$135 if a non-cash security is posted.

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 specifically authorizes the demolition of the Golf Pro House residence and the removal of land coverage located at 2070 Pray Meadow Road, Douglas County, Nevada. The affected portion of the property includes 2,131 square feet of verified land coverage, 1,081 square feet of which is associated with the residence and the deck. The disturbed area shall be graded and revegetated after removal of the existing structure and associated land coverage. Upon return of the required security, TRPA shall consider 1,081 square feet of Class 5 (hard) land coverage and one residential unit banked on the subject property. If any portion of the previously verified paving is removed, that portion will be banked on-site as well. The current parcel has resulted from a subdivision of existing structures, approved via TRPA File #SUBD2015-0393. The new parcel number for the affected parcel is 1418-10-610-003. Subdivision approval required that the two newly-created parcels be deed restricted as a project area, for coverage and density calculation purposes. The deed restriction was filed with the Douglas County Recorder as Document No. 2017-906475 on November 3, 2017.
2. The Standard Conditions of Approval for Grading Projects listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. The applicant shall submit a revised site plan, representing the current affected parcel (APN 1418-10-610-003), to include the following:
 - (1) The parcel as it currently exists, as a result of TRPA File #SUBD2015-0393.

- (2) Applicable Land Capability Districts.
 - (3) All development previously verified (TRPA File #20040991), including a notation indicating what coverage that will be removed as a part of the demolition and banking.
 - (4) A coverage table summarizing the existing coverage by land capability district, and coverage proposed for removal.
 - (5) Demolition staging areas.
 - (6) Temporary erosion control structures located downslope of the proposed demolition areas. (Please note: straw bales are no longer acceptable for temporary erosion control or mulch material in the Lake Tahoe Basin. The use of straw has contributed to the spread of noxious weeds throughout the basin. The use of alternative to straw bales, such as pine needle bales, filter fabric, coir logs and pine needles or wood mulches for erosion control purposes is required.)
 - (7) Vegetation protective fencing around the entire demolition site and staging areas, and individual trees where required. Where a tree exists within the demolition area, the vegetation protection fencing must be placed beyond the drip-line of the outermost branches. No equipment, personnel or disturbance is allowed within the vegetation fencing.
 - (8) Include a notation indicating that no staging activity is authorized on public rights-of-way.
- B. Applicant shall provide a site plan of the entire project area, delineating both involved parcels (APNs 1418-10-510-003 and 1418-10-610-003).
- C. The applicant shall submit a restoration and revegetation plan that identifies existing and topographic proposed contour lines, and total proposed cut and fill needed for restoration.
- D. The applicant shall identify the source of fill, if any is required, to backfill the demolition site and restore the natural grade.
- E. The applicant shall submit a demolition plan to include detailed information regarding the 1) delivery, removal, and staging of all equipment, 2) access, 3) deconstruction, disposal of material, 4) equipment to be used, and 5) location and type of temporary BMPs.
- F. The applicant shall submit a demolition schedule that identifies dates for the following activities: 1) installation of temporary BMPs, 2) demolition commencement, 3) removal of demolition debris, 4) demolition completion, and 5) revegetation and site restoration.

- G. As mitigation for the proposed demolition, the applicant has documented the existing resources, pursuant to the direction of the Nevada State Historic preservation Office (SHPO). Applicant shall submit to TRPA a copy of the documentation that was provided to Nevada SHPO that led to the determination. A copy shall also be provided the Douglas County Library, and the Nevada Architectural History Alliance. The applicant shall provide evidence, such as a certified mail receipt or receipt of delivery, of such donation.
 - H. The applicant shall submit a project security of \$1,000.00. Security will not be released until revegetation is completed. Please see Attachment J, Security Procedures, for appropriate methods of posting the security.
 - I. The permittee shall provide three (3) sets of the final plans for TRPA acknowledgement.
4. No demolition, removal, or excavation on-site shall be undertaken by the applicant until a pre-grade inspection has occurred and receipt of TRPA notification that the pre-grading conditions have been satisfied.
 5. All demolition materials shall be removed from the project and deposited only at approved points of disposal.
 6. All employee vehicles shall be parked on existing paved surfaces as verified in TRPA File No. 20040991.
 7. The applicant shall remove the existing residence and associated land coverage and revegetate the area disturbed by demolition in accordance with the TRPA Handbook of Best Management Practices and Living with Fire, Lake Tahoe Basin, Second Edition.
 8. Temporary and permanent BMPs may be field-fit as appropriate by the TRPA inspector.
 9. All permanent Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
 10. Upon security return, TRPA shall recognize the following as banked:
 - A. Residential Units of Use: 1 Unit
 - B. Land Coverage: 1,081 square feet (hard)
(plus any previously verified paving that is removed during removal of residence)
 11. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, 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, or

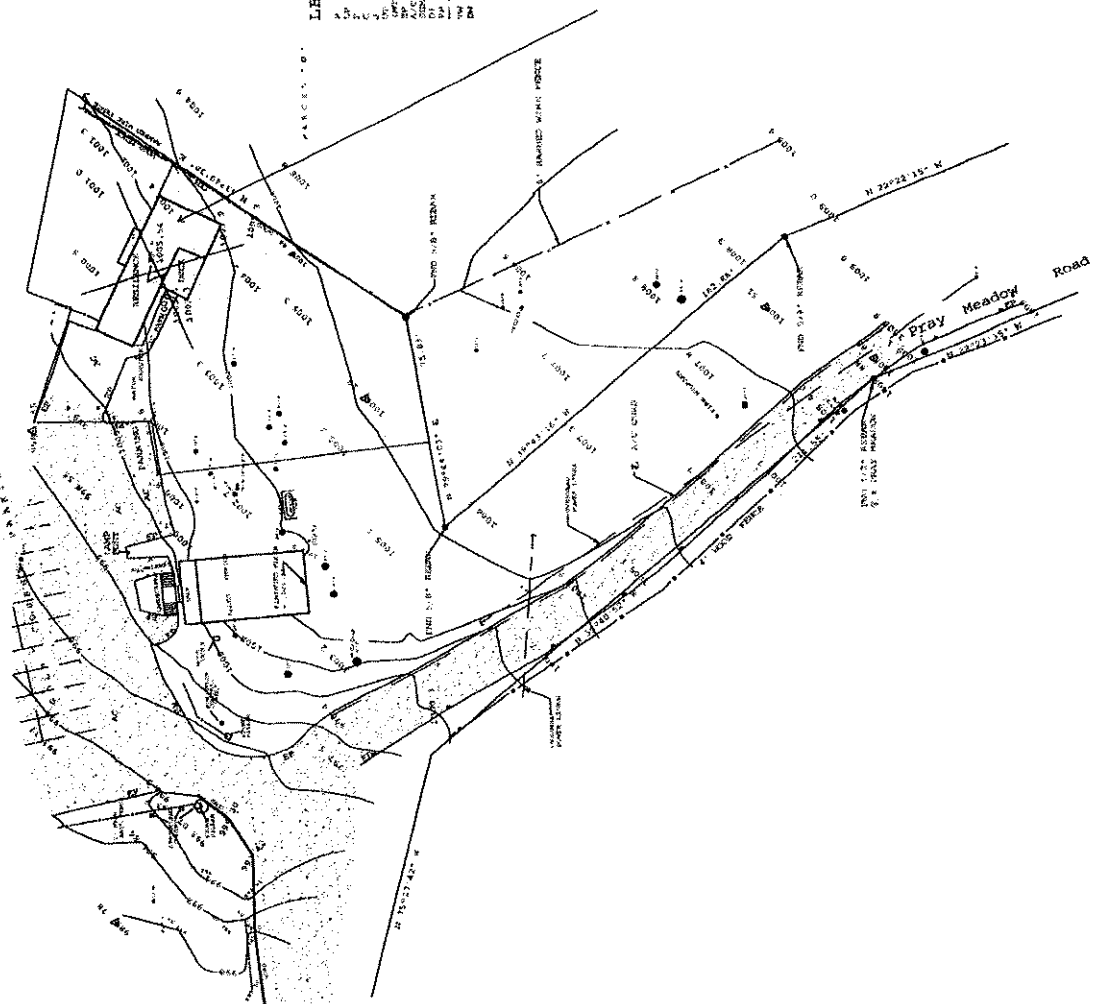
implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

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. 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 B

Site Plan, Elevations and Floor Plan



1" = 20'

LEGEND

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Golf Pro House to be demolished

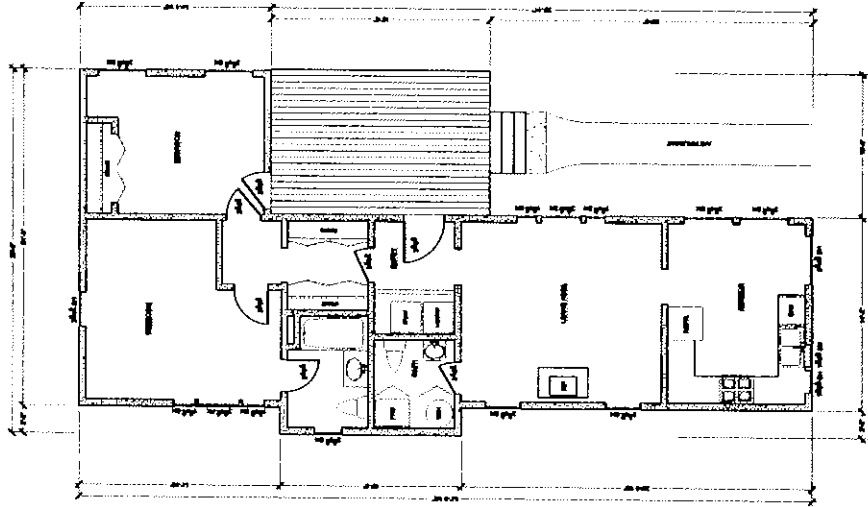
2070 Pray Meadow Road
APN 1418-10-510-001
Owner: The Glenbrook Club

GOLF PRO HOUSE
AS-BUILT FLOOR PLAN AND
ELEVATIONS

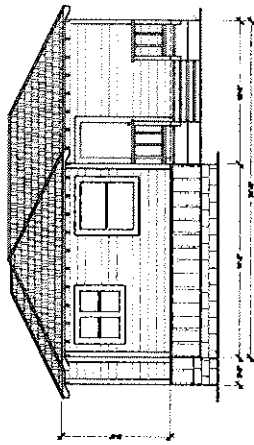
2870 PRAY MEADOW ROAD
 DOUGLAS COUNTY, GLENBROOK, NV
 A.P.N. 1418-18-010-001

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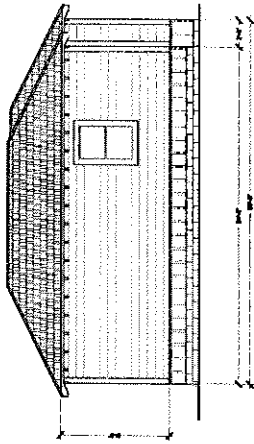
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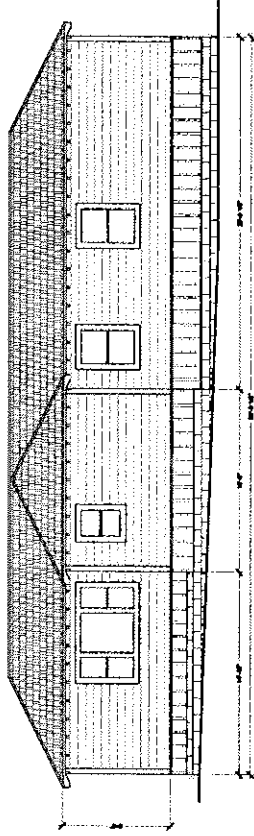
AS-BUILT FLOOR PLAN
 SCALE: 1/4"=1'-0"



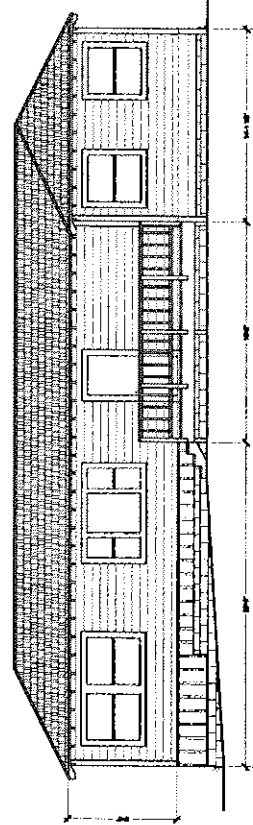
AS-BUILT FRONT ELEVATION
 SCALE: 1/4"=1'-0"



AS-BUILT REAR ELEVATION
 SCALE: 1/4"=1'-0"



AS-BUILT LEFT ELEVATION
 SCALE: 1/4"=1'-0"



AS-BUILT RIGHT ELEVATION
 SCALE: 1/4"=1'-0"