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STAFF REPORT

Date: April 21, 2021

To: TRPA Governing Board

From: TRPA Staff

Subject: Gonowabie Properties LLC, Pier Expansion/Relocation and Multiple-Parcel Pier Designation, 460 & 470 Gonowabie Road, Washoe County, Nevada, Assessor's Parcel Numbers (APNs) 123-131-04 & 123-131-05, TRPA File Number ERSP2019-1498

Summary and Staff Recommendation:
An existing single parcel pier is proposed to be relocated, expanded and seek multiple parcel pier designation from the TRPA Governing Board. The expanded pier would serve the littoral parcels located at 460 and 470 Gonowabie Road, Washoe County, Nevada. The existing pier is 12 feet wide at the pierhead and approximately 48 feet long. The proposed pier would be 85.5 feet long (79.4 feet from the High Water Line of Lake Tahoe 6,229.1) and extend to lake bottom elevation 6,210.5, or 30 feet past lake bottom elevation 6,219 consistent with TRPA code section 84.4.3.C.2.a.. The pierhead would be 15 feet wide and include a 3-foot wide ramp embedded in the middle of the pierhead which extends to a catwalk located at the pierhead. The pier does not include any boatlifts. The proposed pier complies with location standards for multiple-parcel piers serving two littoral parcels. 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 report:

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

In order for motions to pass, an affirmative vote of at least five members from the State of Nevada and at least nine members of the Board is required.

Shoreline Review Committee:
TRPA facilitates monthly Shoreline Review Committee (SRC) meetings for agencies with permitting jurisdiction along the shoreline and within Lake Tahoe to coordinate the permitting of projects. The subject project was reviewed and discussed at SRC on April 15th, 2021. Nevada Division of State Lands and U.S. Army Corps of Engineers have received applications for the proposed project and did not provide any objections to the project.

Project Description/Background:
There is an existing pier that extends from the shared property line between 460 and 470 Gonowabie Road that extends approximately 48 feet from the High Water Line and is 12 feet wide at the pierhead. There is a single-family dwelling under construction on 470 Gonowabie (TRPA file number ERSP2019-1453) and an application for a new single family dwelling under TRPA review located at 460 Gonowabie (ERSP2020-1950). Both parcels are owned by the same entity. While there are no existing moorings associated with either property, there is another existing pier located on 470 Gonowabie that is proposed to be removed and transferred to the property immediately to the north, 480 Gonowabie Road, being reviewed under TRPA file number ERSP2019-1535.

The proposed pier will be 85.5 feet long (79.4 feet from the High Water Line of Lake Tahoe 6,229.1), 15 feet wide at the pierhead, and will include one 3-foot wide by 15-foot long adjustable ramp to a catwalk at the end of the pier. The existing pier and pier access from 470 Gonowabie Road will be demolished and the area restored. The new pier will be constructed so that it extends from 460 Gonowabie Road, with access occurring from both 460 and 470 Gonowabie Road. The new pier will extend 30 feet past lake bottom elevation 6,219 in accordance with TRPA code section 84.4.3.C.2.a. The pier complies with all development and location standards for a multiple-parcel pier serving two parcels. The proposed project is located within Plan Area Statement (PAS) 034 – Crystal Bay where piers are an allowed use in shorezone tolerance district 3.

Recognition of a Multiple-Parcel Pier:
Some multiple-parcel piers are subject to the deed restriction requirements in TRPA code section 84.4.E which state "An additional multiple-parcel pier shall extinguish future pier development potential through deed restriction on all parcels served by the pier, including adjacent and non-adjacent parcels, with the exception of the littoral parcel on which the additional pier is permitted." As a result of the project, the project area consisting of two parcels will be deed restricted to one pier and four moorings (the maximum mooring eligibility).

The Governing Board may find the pier will be a multiple-parcel pier as it results in both the reduction of shorezone development potential and serves two or more primary residential littoral parcels (460 and 470 Gonowabie Road), subject to deed restriction provisions.

2018 Shoreline Plan:
The TRPA Governing Board adopted a new Shoreline Plan in October 2018, which went into effect in December 2018. The Shoreline Plan allows for existing piers to reconstruct, modify, and/or expand given the project complies with TRPA Code of Ordinances Chapters 80-85. The expanded pier complies with TRPA Code of Ordinances 80-85, and is seeking multiple parcel designation so that the reconstructed and expanded pier may serve 460 and 470 Gonowabie Road. Staff has analyzed the potential environmental impacts of the proposed pier and determined that it will not adversely affect the environment. An analysis of the impact areas is as follows:

A. Scenic Quality:
   The proposed project is located in and visible from Scenic Shoreline Unit 23, Crystal Bay, which is not in attainment with the TRPA Scenic Threshold. Up to 400 square feet of visible mass is allowed for multiple-parcel piers serving two primary residential littoral parcels. The allowable visible mass is not inclusive of accessory structures such as boatlifts, handrails, and ladders. The proposed pier has a total visible mass of 400 square feet which counts towards the 400 square feet of allowable visible mass. The project area is located in a Visually Modified scenic character

type, requiring mitigation of all additional mass, including accessory structures associated with a pier, at a 1:2 ratio. There is a total visible mass, including accessory structures, of 539 square feet, 423 square feet of which is considered additional and must be mitigated at a 1:2 ratio. This means that 846 square feet of visible mass will be mitigated within the project area. Mitigation will be achieved by permanently retiring allowable visible area (scenic credits) on 460 and 470 Gonowabie Road (APNs 123-131-04 & -05). The property located at 470 Gonowabie has an approved Composite Scenic Score of 28 (TRPA file number ERSP2019-1453) and the property located at 460 Gonowabie has a proposed Composite Scenic Score of 28, subject to final TRPA review and approval (TRPA file number ERSP2020-1950). Therefore, the project area currently achieves a Composite Scenic Score of 28 and has scenic credits available to retire to mitigate for the proposed pier project.

B. Fish Habitat:
This property is located in both feed/cover and marginal fish habitat. The new pier will have 5 new pilings in the feed/cover portion of the project area for a total of 5 square feet of new lake bottom disturbance. According to the 2018 shoreline code, fish habitat mitigation is required at a 1:1 ration for lake bottom disturbance in feed/cover fish habitat. Mitigation of lake bottom disturbance may also be required by other agencies with jurisdiction. The pier will be constructed using an open piling methodology, resulting in a pier that is 90 percent open.

As required by Chapter 36: *Mitigation Fee Requirements* of the TRPA Code of Ordinances, which requires $60.00 per foot be paid for additional pier length to mitigate the impacts of pier development on fish habitat and public access, the Draft Permit includes a condition requiring the permittee pay a shorezone mitigation fee of $2,179.80 for the construction of 36 feet 4 inches additional feet of pier length. (refer to Attachment B – Draft Permit)

C. Deed Restriction:
The applicable shorezone ordinances require that an additional multiple-parcel pier shall extinguish future pier development potential through deed restriction on all parcels served by the pier, including adjacent and non-adjacent parcels, with the exception of the littoral parcel on which the additional pier is permitted. The two parcels associated with the project area will be deed restricted to one pier and the maximum number of moorings the two parcels are eligible for under the code. The two parcels will be limited to the following shorezone development:

APN 123-131-04: two moorings
APN 123-131-05: two moorings
Both APNs: one multiple-parcel pier

Note that the subject parcels are not eligible for new moorings until the upland parcels have received TRPA Best Management Practices (BMP) certificates consistent with the requirement in TRPA code section 84.3.2.F.

D. Setbacks:
TRPA Code, Section 84.4.3.B, requires that new piers comply with a 40 foot setback from all other piers and 20 feet from the outer-most parcel boundary projection lines associated with the project area. The proposed pier complies with these setback requirements.

E. Pier Length:
TRPA Code, Section 84.4.3.C states "Piers shall extend no farther lakeward than 30 feet lakeward of elevation 6,219 Lake Tahoe Datum or 60 feet lakeward of the pierhead line, whichever is more limiting. Up to an additional 15 feet in length may be permitted for piers serving three or more residential littoral parcels." The new pier extends 30 feet past lake bottom elevation 6,219, as surveyed, which is the limiting factor for length. The pierhead sits 15 feet lakeward of the TRPA pierhead line.

F. Historic:
On October 8, 2019 TRPA issued TRPA File Number HIST2019-0799 that established that the existing pier and boathouse are not historically significant.

Environmental Review:
The applicant completed an Initial Environmental Checklist (IEC) to assess the potential environmental impacts of the project. No significant long term environmental impacts were identified because the proposed pier complies with the existing Code and incorporates required mitigation (fisheries and scenic). Additionally, the property would be deed restricted limiting the two subject properties to one shared pier. The IEC is provided as Attachment D.

Public Comment:
Property owners within 300 feet of the subject site were provided notice of the proposed project. As of the posting of this staff report, no comments were received.

Regional Plan Compliance:
The proposed project is consistent with the Goal and Policies of the Regional Plan, Shorezone Subelement, in that it complies with the design standards and includes mitigation to ensure no negative impacts to the environmental thresholds. The proposed project is for a multiple-parcel pier, which are encouraged by the Regional Plan to reduce overall development potential along the shoreline of Lake Tahoe.

Contact Information:
For questions regarding this agenda item, please contact Tiffany Good, Principal Planner, at (775) 589-5283 or tgood@trpa.org.

Attachments:
A. Required Findings/Rationale
B. Draft Permit
C. 2018 Shorezone Code Conformance Table
D. Initial Environmental Checklist
E. Proposed Site Plan and Elevations

Attachment A

Required Findings/Rationale

Required Findings/Rationale
Gonowabie Properties LLC Pier Expansion and Multiple Parcel Pier Designation

Required Findings: The following is a list of the required findings as set forth in Chapter 4, 80, 82, and 84 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 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, Plan Area Statement 034 – Crystal Bay (shorezone tolerance district 3), the 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. Also, the applicant has 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. A copy of the completed V(g) Findings are available at TRPA and will be made available at the Governing Board hearing and will be available online at https://parcels.laketahoeinfo.org/Parcel/Detail/123-131-11.

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

TRPA is requiring that all potential environmental effects be mitigated through Best Management Practices, including the use of turbidity curtains, or other temporary measures such as caissons, to mitigate against potential discharge, during construction. The applicant is also required to obtain separate approval for the project from the U.S. Army Corps of Engineers, Nevada Department Wildlife, Nevada Division of State Lands, and Washoe County (if applicable) to ensure the project will meet or exceed all federal, state, or local standards. As a result, upon completion of construction, the project should have no impact upon air or water quality standards.

2. Chapter 80 – Shorezone Findings:

(a) Significant Harm: The project will not adversely impact littoral processes, fish spawning habitat, backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas.

There is no evidence in the project file that indicates the proposed project will adversely impact littoral processes (the pier will be constructed on pilings to allow for the free flow of water), fish habitat (feed/cover and marginal), backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas. The existing access to the existing pier will be relocated to accommodate the new pier location, in accordance with TRPA code section 85.5.4.

(b) Accessory Facilities: There are sufficient accessory facilities to accommodate the project.

The proposed multiple-parcel pier will be accessory to the primary upland residential uses located at 460 and 470 Gonowabie Road.

(c) Compatibility: The project is compatible with existing shorezone and lakezone uses or structures on, or in the immediate vicinity of, the littoral parcel; or that modifications of such existing uses or structures will be undertaken to assure compatibility.

There are several private piers within the immediate vicinity of the subject site. The subject site is comprised of 460 and 470 Gonowabie Road. The pier will be relocated so that it extends off of 460 Gonowabie Road instead of 470 Gonowabie Road, but will serve both properties. The relocated pier will be located approximately 112 feet from the northernmost edge of the breakwater off of the property immediately to the south (458 Gonowabie Road). There is a second pier located on 470 Gonowabie that will be demolished and reconstructed on the parcel to the north at 480 Gonowabie Road and will be approximately 125 feet to the north from the subject pier. There are other piers in the Crystal Bay area that are comparable in length to the proposed pier as demonstrated in the table provided by the applicant, below:

Abutting Pier Length		
Address	APN	Approximate Pier Length*
496 Gonowabie	123-131-08	70'
500 Gonowabie	123-131-03	60'
510 Gonowabie	123-131-08	80'
450/444 Gonowabie	123-145-19, -20	115'
424 Gonowabie	123-145-07	85'
422 Gonwabie	123-145-13	85'

The proposed pier length extends 30 feet past lake bottom elevation 6,219, consistent with TRPA code section 84.4.3.C.2.a , while the other piers in the area extend just to the pierhead line. The lake bottom in this area is rock and drops off very quickly, lending to relative conformity amongst the piers in the area due to the natural constraints along this stretch of shoreline. Although the pier extends past the TRPA pierhead line, the pier length is consistent with surrounding structures, and the length complies with multiple parcel pier standards. TRPA staff finds that the proposed pier will be compatible with the surrounding shorezone facilities.

(d) Use: The use proposed in the foreshore or nearshore is water dependent.

The pier is located in the shorezone of Lake Tahoe and is therefore a water dependent structure.

(e) Hazardous Materials: Measures will be taken to prevent spills or discharges of hazardous materials.

This approval prohibits the use of spray painting and the use of tributyltin (TBT). In addition, the special conditions of approval prohibit the discharge of petroleum products, construction waste and litter or earthen materials to the surface waters of Lake Tahoe. All surplus construction waste materials shall be removed from the project and deposited only at TRPA approved points of disposal. No containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.

(f) Construction: Construction and access techniques will be used to minimize disturbance to the ground and vegetation.

Demolition of the existing pier will occur via barge and necessary foot traffic will occur from the existing access stairway only. Demolition shall occur in a manner that prevents a direct discharge to the lake. Drop cloths and turbidity curtains may be required based on the discretion of the TRPA inspector upon pre-grade inspection. A pre-grade inspection will be required prior to pier demolition as well as pier construction. New pier construction and staging will take place from an amphibious barge on the lake. All steel pilings and accessories will be painted prior to being transported to the project site. Any necessary foot traffic from the upland will take place via the established pier access, which should be within the same footprint as the proposed permanent access. Disturbance to the ground and vegetation beyond the established access route will be prohibited. Temporary BMPs will be placed to limit access from the upland and from the lake in order to minimize the disturbance area. The Draft Permit (Attachment B) includes conditions to ensure construction and access techniques will be used to minimize disturbance to the ground and vegetation, including Tahoe Yellow Cress.

(g) Navigation and Safety: The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters.

The pierhead line was established for the purpose of protecting navigation and safety. The pier will extend 15 feet beyond the TRPA pierhead line as surveyed and in compliance with TRPA code section 84.4.3.B.2.b. The project was taken to the Shoreline Review Committee on April 15, 2021, which includes agencies with jurisdiction over the lake's navigable waters and no concerns regarding navigation and safety were raised.

(h) Other Agency Comments: TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA, prior to action being taken on the project.

The project was taken to the Shoreline Review Committee on April 15, 2021 and no negative comments were received. The applicant is required to get approval for the project from the U.S. Army Corps of Engineers, Nevada Department of Fish and Wildlife, Nevada Division of State Lands and Washoe County. At the time of the Shoreline Review Committee, all agencies with jurisdiction had received applications for the proposed project and were in various stages of review and approval. No objections were raised at that time and the permittee will be required to obtain approvals of all applicable agencies.

(i) Additional Findings for Coverage or Disturbance in the Backshore: The amount of land coverage is the minimum necessary when all Thresholds are taken into consideration to provide access to an approved or an existing structure or use in the nearshore or foreshore.

There is existing pier access located on 470 Gonowabie Road. The existing coverage for pier access will be removed and relocated to 460 Gonowabie Road. A total of 102 square feet is necessary for the new access to the pier from 460 Gonowabie Road. There are 22 square feet of allowable 1b coverage on 460 Gonowabie Road that will be allocated to the pier access. The remaining 80 square feet will be relocated from 470 Gonowabie at a ratio of 1.5 to 1 (coverage relocation in SEZ/1b), resulting in a total of 142 square feet relocated off of 470 Gonowabie and placed on 460 Gonowabie Road for access. This coverage relocation is in compliance with the project area deed restriction for coverage recorded as part of TRPA file number LLAD2019-0821, allowing coverage to be considered as a whole for 460, 470, and 480 Gonowabie Road and specific to the following:

"The total allowed coverage for the Property is 5,091 square feet base allowable IPES coverage, 4,799 square feet of verified existing Bailey coverage, and up to 1,131 square feet of transferred IPES coverage (IPES 827)."

3. Chapter 83 Shorezone Tolerance Districts and Development Standards:

This area is in Shorezone Tolerance District 3, which is characterized as armored granite shorezones with slopes exceeding 30 percent. The erosion potential is high immediately above the shore, with moderate potential for disturbance in the steep nearshore zone. Removal of vegetation in the backshore may lead to mass movement and erosion.

(a) Permitted development or continued use may be conditioned upon installation and maintenance of vegetation to stabilize backshore areas and protect eroding areas from further destruction.

The area of 470 Gonowabie Road where existing pier coverage will be removed will be restored and/or re-vegetated and the slope stabilized. The area of 460 Gonowabie Road where new pier access is proposed will be protected with temporary construction BMPs. The access will be a raised stairway and the disturbed areas underneath and around the new access will be re-vegetated and stabilized so as not to accelerate backshore erosion.

(b) Projects shall not be permitted in the backshore unless TRPA finds that such project is unlikely to accelerate or initiate backshore erosion.

See finding 3(a).

(c) Access to the shoreline shall be restricted to stabilized access ways which minimize the impact to the backshore.

See finding 3(a) above.

Attachment B

Draft Permit

Draft
Conditional Permit

PROJECT DESCRIPTION: Existing Pier Relocation & Expansion and Multiple Parcel Pier Designation

APNs: 123-131-10 & 123-131-11

PERMITTEES: Gonowabie Properties, LLC FILE #: ERSP2019-1498

COUNTY/LOCATION: Washoe County/ 460 & 470 Gonowabie Road

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

This permit shall expire on **April 28th, 2024**, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;

(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;

(3) THE PERMITTEE OBTAINS APPROPRIATE COUNTY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY 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

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

Signature of Permittee(s)_____ Date_____

(PERMIT CONTINUED ON NEXT PAGE)

APNs 123-131-10 & 123-131-11

FILE NO. ERSP2019-1498

Project Security Posted (1): Amount $ 10,000 Type Paid _____Receipt No._____

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

Shorezone Mitigation Fee (3): Amount $ 2,179.82 Type Paid _____ Receipt No._____

Notes:

(1) See Special Condition 3.H, below.

(2) Consult the TRPA filing fee schedule for the current security administration fee.

(3) See Special Condition 3.I, below.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The Permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

_____ _____

TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit authorizes the relocation and expansion of an existing single-parcel pier and includes multiple-parcel pier designation. Authorized work includes the demolition of the existing pier and pier access on 470 Gonowabie Road and reconstruction of the pier and pier access on 460 Gonowabie Road. The multiple parcel pier will serve two littoral parcels located at 460 and 470 Gonowabie Road. The reconstructed pier is 85.5 feet long (79.4 feet from the High Water Line of Lake Tahoe 6,229.1) and extends to lake bottom elevation 6,210.5, or 30 feet past lake bottom elevation 6,219 consistent with TRPA code section 84.4.3.C.2.a. The pierhead is 15 feet wide and include a 3-foot wide ramp embedded in the middle of the pierhead which extends to a catwalk located at the pierhead. The pier does not include any boatlifts. The proposed pier complies with location standards for multiple-parcel piers serving two littoral parcels.

The project includes a deck connection from 470 Gonowabie Road, extending over to 460 Gonowabie, and then finally connecting to the pier. The existing coverage for pier access will be removed and relocated to 460 Gonowabie Road. A total of 102 square feet is necessary for the new access to the pier from 460 Gonowabie Road. There are 22 square feet of allowable 1b coverage on 460 Gonowabie Road that will be allocated to the pier access. The remaining 80 square feet will be relocated from 470 Gonowabie at a ratio of 1.5 to 1 (coverage relocation in SEZ/1b), resulting in a total of 142 square feet relocated off of 470 Gonowabie and placed on 460 Gonowabie Road for access in accordance with TRPA Code Section 85.5.4 *Access to Structures or Uses in the Nearshore or Foreshore.*

As a result of the project, the project area consisting of two parcels will be deed restricted to one pier and four moorings, which is the maximum mooring eligibility (See Special Condition 3.C below).

The two parcels associated with this project shall be considered a project area for scenic mitigation purposes and will be deed restricted as such. There is a total allowable visible area of 4,070 square feet for the two parcels, with an existing/approved visible area of 2,832 square feet, leaving 1,238 square feet of allowable visible area. The pier will create a total of 423 square feet of additional visible mass, requiring 846 square feet of mitigation (1:2 mitigation ratio). The 846 square feet of visible mass mitigation required for the pier will be deducted from the remaining allowable visible area, leaving 392 square feet of visible area remaining for the project area. The project area currently scores a Composite Contrast Rating of 28, making the project area compliant with the Composite Contrast Rating Score of 25.

2. The Standard Conditions of Approval listed in Attachment S shall apply to this permit.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:

   A. The applicant shall submit a demolition plan which includes:

      (1) Clear indication of coverage and structures to be removed.

      (2) Construction staging areas.

      (3) Temporary erosion control structures located downslope of the proposed upland 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 alternatives to straw bales, such as pine needle bales, filter fabric, coir logs and pine needle or wood mulches for erosion control purposes is required.)

(4) Include a notation indicating that no staging activity is authorized on the shoreline or within the shorezone.

(5) Existing and proposed land coverage calculations by land capability that include coverage to be relocated.

(6) The applicant shall submit a methodology to include detailed information regarding the delivery, removal, and staging of all equipment, (2) access, (3) deconstruction, disposal of material, (4) equipment to be used, (5) Spill Prevention Plan for the use of any hazardous materials or equipment (i.e., fuel, epoxy glue, other volatile substances, welding and torch equipment, etc.), and (6) location and type of temporary BMPs.

(7) The applicant shall submit a demolition schedule to identify dates for the following activities: (1) installation of temporary BMPs, (2) demolition commencement, (3) removal of demolition debris, (4) demolition completion, and (5) and site restoration where applicable.

(8) The applicant shall submit a re-vegetation plan for the area where existing pier access will be removed, consistent with TRPA code section 61.4 *Revegetation*

(9) The proposed mooring (boatlift) shall be removed from the site plan and elevation drawings. The applicant will be eligible to apply for a new mooring in the new mooring lottery once both 460 and 470 Gonowabie Road have received TRPA BMP certificates.

B. The site plan (Sheet T1) for the project area shall be revised to include the following:

(1) Include the structures and coverage proposed for 460 Gonowabie (TRPA file number ERSP2020-1950) and add a note stating “Final structures and coverage subject to TRPA approval (ERSP2020-1950).”

(2) Include the location of temporary BMPs, if necessary, for access pathways from the upland to the pier.

(3) Delineate the location of the turbidity curtain and include allowance for barge access. Note that the turbidity curtain should only be installed at the direction of the TRPA inspector.

(4) Add a note stating no containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.

(5) Include a plan notation that indicates pile driving operations and other piling installation methods (i.e. pinning, etc.) shall require the installation of caissons for turbidity control **upon the discretion of the TRPA inspector upon a pre-grade inspection**. A floating fine mesh fabric screen or other material approved by TRPA shall be installed underneath the pier decking to capture any fallen materials during pier demolition and reconstruction. The floating screen and caissons may be removed upon project completion and after a satisfactory inspection by TRPA to ensure that all suspended materials have settled.

(6) The proposed mooring (boatlift) shall be removed from the site plan and elevation drawings. The applicant will be eligible to apply for a new mooring in the new mooring lottery once both 460 and 470 Gonowabie Road have received TRPA BMP certificates.

(7) Provide the most recent TRPA approved coverage tables for both parcels. Coverage tables shall indicate all coverage as "Existing".

(8) Indicate the location of the fish habitat restoration for the 5 pilings that will be placed in the feed/cover portion of the project area. Note that restoration shall occur in an area adjacent to that of additional disturbance.

(9) Indicate the second "pier structure" as removed.

C. The Permittee shall submit a projected construction completion schedule to TRPA prior to acknowledgment. Said schedule shall include completion dates for each item of construction.

D. The permittees shall record a deed restriction to be prepared by TRPA that will create a project area of the subject APNs (123-131-10 & 123-131-11) for the purpose of limiting potential future pier development, to allow for only one pier between the subject parcels. The permittee shall record the deed restriction with the Washoe County Recorder's Office, and provide either the original recorded deed restriction or a certified copy of the recorded deed restriction to TRPA prior to permit acknowledgement.

E. The Permittee shall conduct a Tahoe Yellow Cress survey for the subject property. Surveys shall be conducted during the growing season of June 15th through September 30th prior to commencement of proposed work. If TYC or TYC habitat are present, the Permittee shall submit a TYC avoidance and protection plan to TRPA prior to acknowledgement of this permit.

F. The Permittee shall provide a Spill Prevention Plan for the use of any hazardous materials or equipment (i.e., fuel, epoxy glue, other volatile substances, welding and torch equipment, etc.), for construction activities occurring from a barge and/or amphibious vehicle and within the lake. The Plan shall require absorbent sheets/pads to be retained on the barge at all times. A contact list of all emergency response agencies shall be available at the project site at all times during construction.

G. The second "pier structure" located on 470 Gonowabie shall be removed prior to commencement of construction associated with this permit. The demolition plan that is required as a part of Special Condition 3.A of this permit shall also be submitted to TRPA for the second "pier structure" and must be approved by TRPA prior to the demolition of the second "pier structure".

H. The project security required under Standard Condition A.3 of Attachment S shall be $10,000. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.

I. Pursuant to Section 10.8.5.E.4.a.i of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of $2,179.82 for the construction of 36 feet 4 inches of additional pier length (assessed at $60.00 per linear foot).

J. The Permittee shall provide an electronic set of final construction drawings and site plans for TRPA Acknowledgement.

4. 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. 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 this 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.

5. It is the Permittee's responsibility to receive authorization, and obtain any necessary permits from other responsible agencies for the proposed project.

6. No pier demolition or construction shall occur between May 1 and October 1 (spawning season) unless prior approval is obtained from the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, or the U.S. Fish and Wildlife Service.

7. Disturbance of lake bed materials shall be the minimum necessary. The removal of rock materials from Lake Tahoe is prohibited. Gravel, cobble, or small boulders shall not be disturbed or removed to leave exposed sandy areas before, during, or after construction.

8. Best practical control technology shall be employed to prevent earthen materials to be re-suspended as a result of construction activities and from being transported to adjacent lake waters.

9. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.

10. Any normal construction activity 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.

END OF PERMIT

Attachment C

Conformance Review Table

Gonowabie Properties LLC
Multiple-Parcel Pier Conformance Review Table

Table 1: Pier Conformance Review Under 2018 Shorezone Code

Standard	2018 Shzne Code	Proposed Pier	Conformance
Streams	Outside of Stream Mouth Protection Zone (SMPZ)	3/4 mile away from the nearest SMPZ	**In conformance**
Fish Habitat	Mitigation at 1:1 for Feed/Cover fish habitat	Restore fish habitat adjacent to project, mitigation of $2,179.82 for additional 36 feet and 4 inches of pier length.	**In conformance**
Length	Pierhead may extend 30 feet past 6219 or 60 feet past pierhead line, whichever is more limiting. An additional 15 feet may be permitted for piers serving three or more primary residential parcels.	**85.5 feet total (79.4 feet from HWL),** extends 30 feet past the lake bottom elevation 6,219	**In conformance**
Setbacks	20' for new piers from outermost property boundary projection lines, & 40' from existing piers as measured from the pierhead	Conforms with external projection line setbacks	**In Conformance**
Width	Maximum 15' wide excluding catwalks	15' with one (1) 3-foot by 15-foot catwalk on the end of the pier.	**In conformance**
Catwalk	Maximum of 3' by 30'	(1) 3' x 15'	**In conformance**
Boatlift	One boat lift per littoral parcel (max. 4)	N/A	**In conformance**
Pier Height	6,232' maximum	6,233 per engineer's recommendation, in conformance with	**In conformance**

		TRPA code section 84.4.3.2.i	
Free Flowing Water	Piers required to be floating or have an open piling foundation	Open piling foundation (90%)	**In conformance**
Superstructures (Boat House)	Prohibited	NA	**In conformance**
Colors & Materials	Dark colors that blend with background	Brown decking, flat black structural components	**In conformance**
Visual Mass Limitation	400 sf of visible mass allowed for piers serving 2 primary residential littoral parcels (does not include accessory structures such as boatlifts, boats, handrails, and ladders).	400 square feet	**In conformance**
Visual Mass Mitigation	In Visually Modified Character Types mitigation required at a 1:2 ratio	Additional visible mass, including accessory structures, will be mitigated at a 1:2 ratio through retirement of allowable visible mass.	**In conformance**
Retirement of Shorezone Development Potential	Some multiple-parcel piers shall extinguish future pier development potential through deed restriction on all parcels served by the pier, including adjacent and non-adjacent parcels, with the exception of the littoral parcel on which the additional pier is permitted.	Deed restriction to be recorded prior to permit acknowledgement.	**In conformance**

Attachment D

Initial Environmental Checklist

TAHOE REGIONAL PLANNING AGENCY

OFFICE
128 Market St.
Stateline,NV

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

MAIL
PO Box 5310
Stateline, NV 89449-5310

www.trpa.org
trpa@trpa.org

HOURS
Mon. Wed. Thurs. Fri
9 am-12 pm/1 pm-4 pm
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 123-131-09

Project Name 460 Gonowabie Multi-Use Pier

County/City Washoe

Brief Description of Project:

The single-use pier will be located on 480 Gonowabie (APN 123-131-09). In 2020 the Applicant began construction on a new upland residence (TRPA File # ERSP2019-1471). As discussed within that upland submittal packet, the 480 Gonowabie parcel has entered into a coverage and will be entering into a scenic (discussed below) deed restriction with the two (2) abutting parcels to the south, 470 Gonowabie (APN 123-131-010) and 460 Gonowabie (123-131-11). There are currently two (2) piers located on the 470 parcel that have been permitted by the NDSL (permit no. 3669) and "Grandfathered" by the USACE (SPK-2014-00342). The proposed single-use pier will be relocated from the 470 parcel to the 480 parcel.

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?

A pier is located in the waters of Lake Tahoe.

☒ 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?

The shoreline is densely populated primarily with manzanitta. The minimum amount of manzanitta will be removed for the proposed relocation of the pier.	☒ Yes	☐ No	
	☐ No, With Mitigation	☐ Data Insufficient	

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

	☐ 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?

Pier lighting will adhere to TRPA standards.

☒ 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: _____

Number of Proposed Dwelling Units: _____

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?

☐ 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?

The pier is visible from the Lake Tahoe. All required scenic mitigation has been incorporated into the pier and more specifically the upland residences.

☒ 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?

TRPA found the existing piers to be relocated did not maintain any historical significance.	☐ 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 ofmy ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: (Original signature required.)

Nick Exline Digitally signed by Nick Exline Date: 2021.03.25 06:20:13 -07'00' At _____ Date: _____

Person Preparing Application County

Applicant Written Comments: (Attach additional sheets if necessary)

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

_____ Date: _____

Signature of Evaluator

Title of Evaluator

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

The asterisk (*) notes threshold subjects.

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

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

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

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

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

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

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

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

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

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

f) Aesthetics

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

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

g) Recreation*

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

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

h) Land Use

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

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

i) Population

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

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

j) Housing

Does the proposal result in the loss of affordable housing?

☐ Yes ☐ No

☐ No, With Mitigation ☐ Data Insufficient

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

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

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

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

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

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

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

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

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

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

DECLARATION:

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

Signature: (Original signature required.)

_____ At _____ Date: _____

Person Preparing Application County

Applicant Written Comments: (Attach additional sheets if necessary)

Print Form

Attachment E

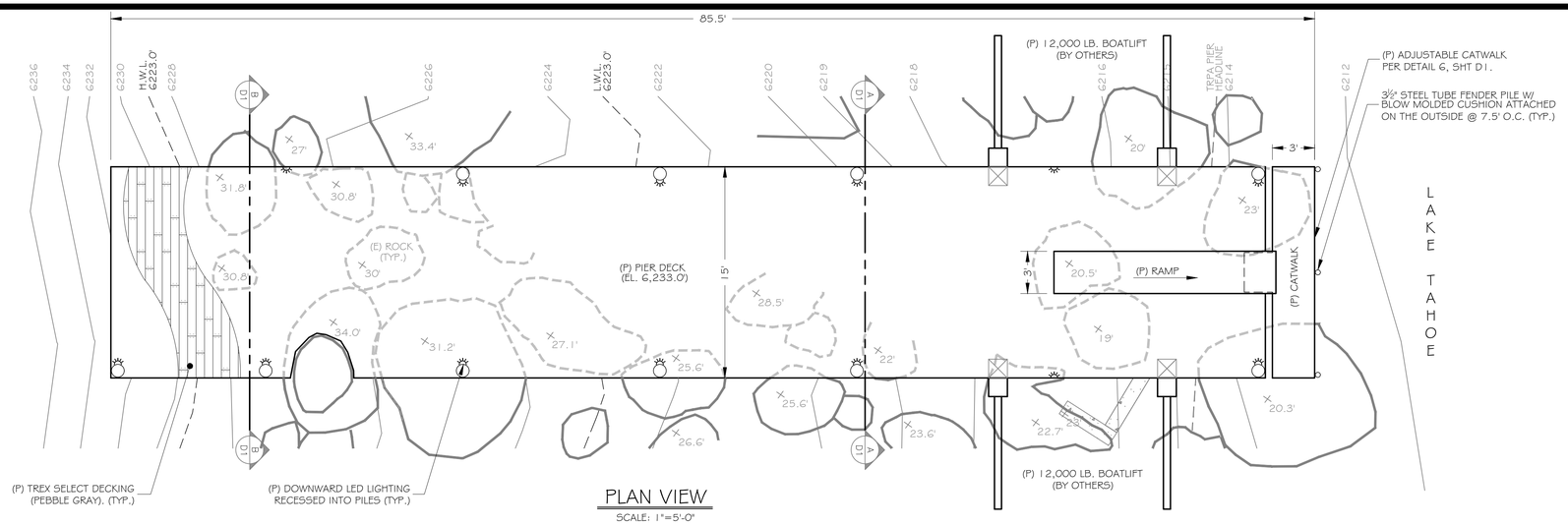
Proposed Site Plan and Elevations

NOTE:
THE PRIMARY COLOR OF THE PIER AND CATWALK SHALL REMAIN IN CONFORMANCE W/ THE EARTHTONE ℄ WOODTONE RANGES TO BLEND W/ THE NATURAL SURROUNDINGS. PILINGS ℄ FASCIA WILL BE PAINTED MEDIUM BRONZE OR A COLOR APPROVED BY TRPA.

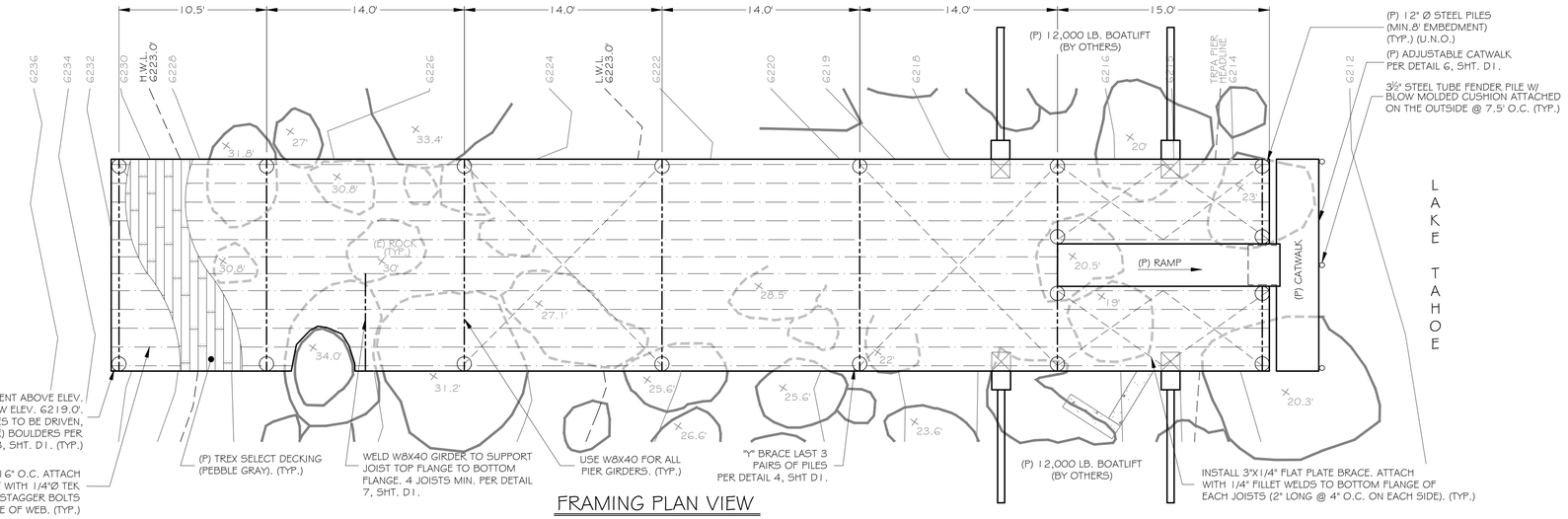
BOAT LIFT NOTE:
BOAT LIFT PILES SHALL NOT BE PINNED. IF SITE CONDITIONS DO NOT ALLOW FOR DRIVING PILES, CONTRACTOR SHALL CONTACT F.C.E. FOR ADDITIONAL ANCHORING ℄ BRACING DESIGN. (TYP.)

CONSTRUCTION NOTE:
CONTRACTOR CAN RELOCATE PILES UP TO 3' TO ALLOW PINNING TO SUITABLE ROCK. MAXIMUM PILE SPACING = 17'.

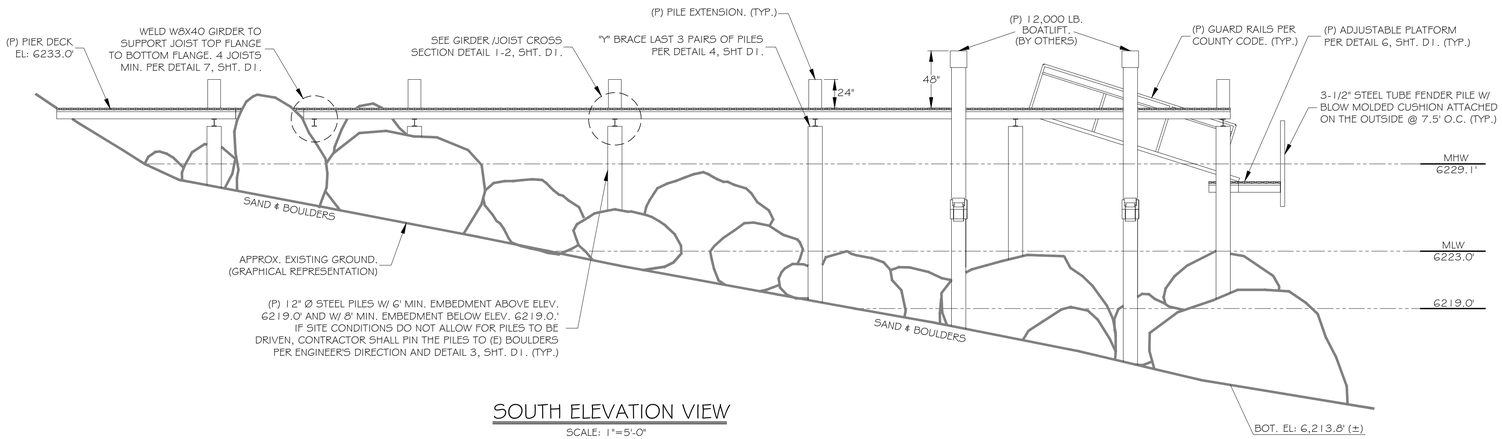
IF PILES CANNOT BE DRIVEN DUE TO SITE CONDITIONS CONTRACTOR TO PIN PILE TO ROCK PER DETAIL 3, SHEET D1.



PLAN VIEW
SCALE: 1"=5'-0"



FRAMING PLAN VIEW
SCALE: 1"=5'-0"



SOUTH ELEVATION VIEW
SCALE: 1"=5'-0"

REV.	DATE	DESCRIPTION	APPROVED	DATE

COMP.: FCE DESIGN: TKF
DRWN: MST PRJ.ENG.: TKF
WORK ORDER:
SCALE: AS NOTED
HORIZONTAL:
VERTICAL:
CAD:
DATE: OCTOBER 24, 2019

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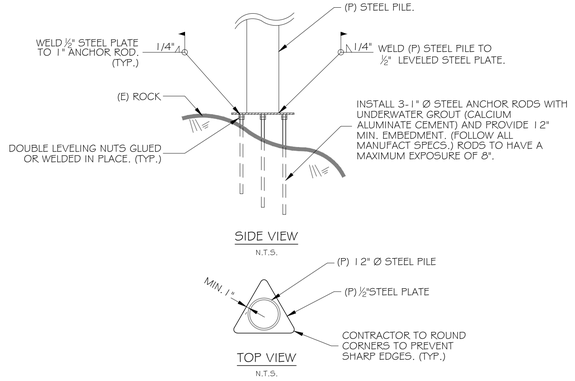
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY FERRELL
No. 12927
Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA

PROPOSED PIER PLANS
460/470 GONOWABIE MULTIPLE-USE PIER PROJECT

C1

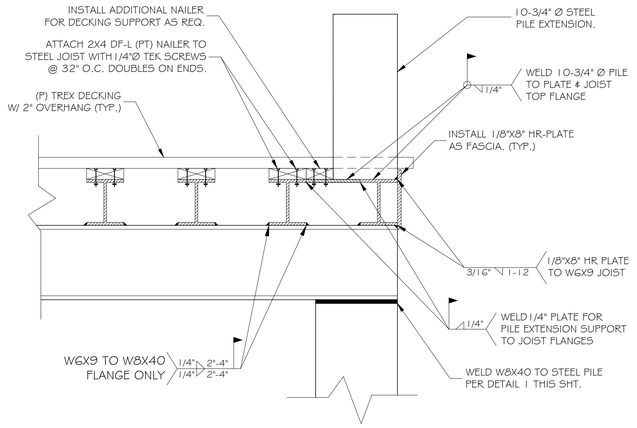
CONSENT CALENDAR ITEM NO. 4



NOTE:
CONTRACTOR TO CONTACT ENGINEER TO DETERMINE THE LOCATION OF PILES TO BE PINNED AND ADDITIONAL LATERAL BRACING (IF REQUIRED) BEFORE BEGINNING OF WORK. (TYP.)

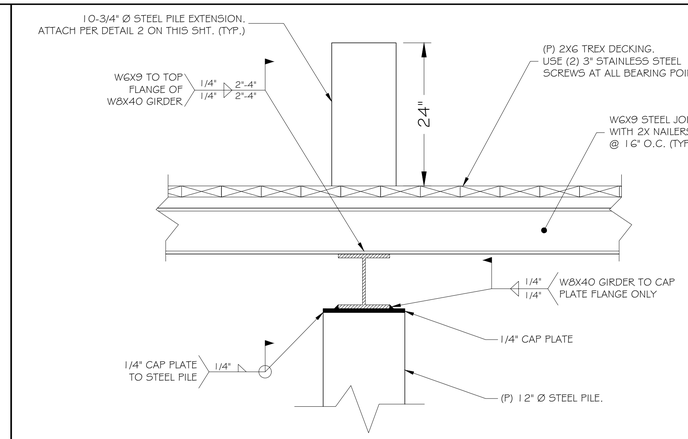
3 PILE PIN CONNECTION DETAIL

N.T.S.



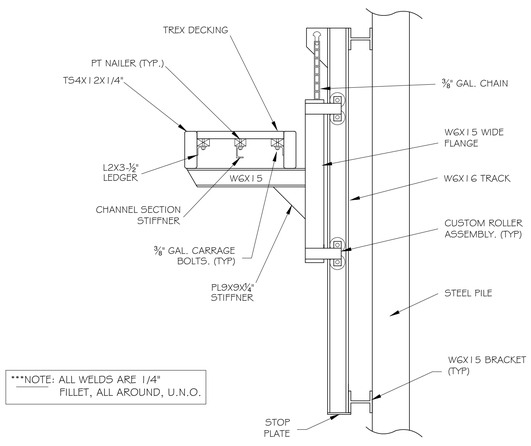
2 CONNECTION DETAIL

N.T.S.



1 GIRDER/JOIST CROSS SECTION

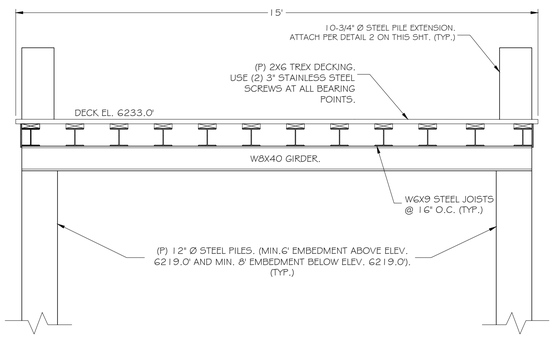
N.T.S.



***NOTE: ALL WELDS ARE 1/4" FILLET, ALL AROUND, U.N.O.

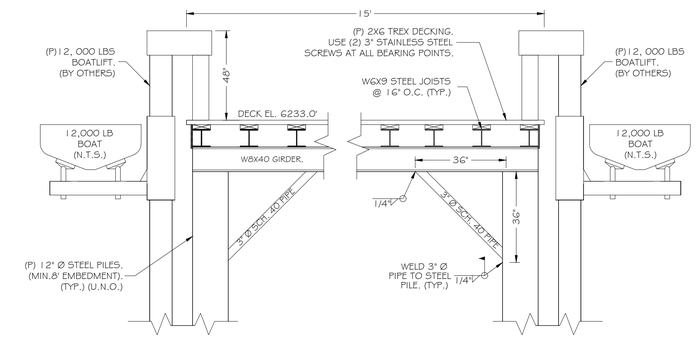
6 ADJUSTABLE CATWALK DETAIL (GENERAL DETAIL)

N.T.S.



5 SECTION "B–B"

N.T.S.



4 SECTION "A–A"

N.T.S.

Nightscaping®

TURTLE LIGHT - GH-0406

* SEE MANUFACTURER FOR MORE INFO.

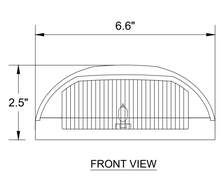
MOUNTING:

DIRECT SURFACE MOUNT (STANDARD)
-HAS PROVISION FOR TWO1/2" CONDUITS.

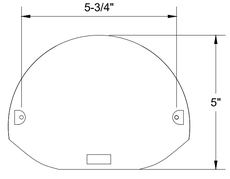
SOCKET:

CERAMIC G4 BI-PIN

NOTE:
THIS IS A GENERAL LIGHT DETAIL. CONTRACTOR TO CONFIRM WITH PROJECT MANAGER LIGHT TYPE & MOUNTING LOCATION BEFORE BEGINNING OF WORK. (TYP.)



FRONT VIEW



TOP VIEW

MATERIALS:

CAST ALUMINUM
(ALSO AVAILABLE IN BRASS)

LAMP:

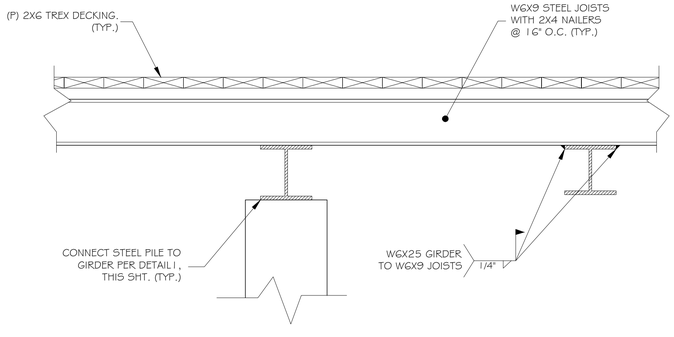
LOQ20 (STANDARD)

FINISH:

GH-0406	-1 (BLACK), -7 (WEATHERED IRON) (STANDARD POLYESTER POWDER COAT)
GH-0406	-2 (NATIVE GREEN), -3 (TAN), -4 (BRONZE), -8 (SANDSTONE), -9 (EARTHTONE), -W (WHITE), -AV (ANTIQUE VERDE), -VP (VERDE POWDER) (OPTIONAL POLYESTER POWDER COAT: ADDITIONAL CHARGE)
GH-0406BR	BRASS

8 LOW LEVEL LED LIGHT DETAIL (GENERAL DETAIL)

N.T.S.



7 GIRDER/CANTILEVER CONNECTION

N.T.S.

REV.	DATE	DESCRIPTION	APPROVED	DATE

COMP.: FCE DESIGN: HBG
DRWN: HBG PRJ.ENG.: TKF
WORK ORDER:
SCALE: N.T.S.
HORIZONTAL:
VERTICAL:
CAD:
DATE: OCTOBER 24, 2019

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ferrell@ftcivil.com

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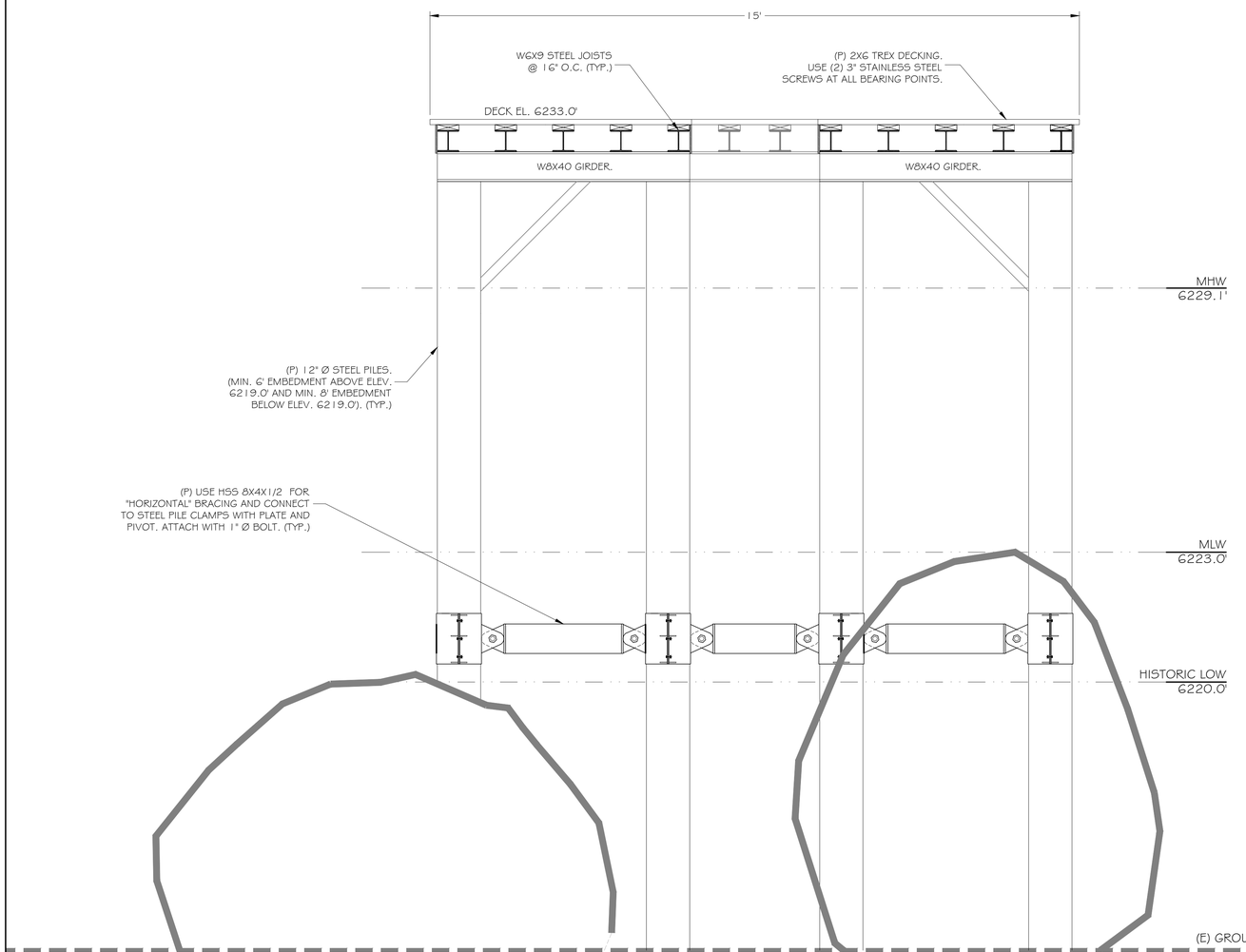
TIMOTHY FERRELL
No. 12927
Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA

STRUCTURAL DETAILS

460/470 GONOWABIE MULTIPLE-USE PIER PROJECT

D1

CONSENT CALENDAR ITEM NO. 4



1 PIERHEAD LATERAL AND "X" BRACING DETAIL

N.T.S.

REV.	DATE	DESCRIPTION	APPROVED	DATE

COMP.: FCE DESIGN: HBG
DRWN: HBG PRJ.ENG.: TKF
WORK ORDER:
SCALE: N.T.S.
HORIZONTAL:
VERTICAL:
CAD:
DATE: OCTOBER 24, 2019

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Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA

STRUCTURAL DETAILS

460/470 GONOWABIE MULTIPLE-USE PIER PROJECT

D2

CONSENT CALENDAR ITEM NO. 4

460/470 GONOWABIE ROAD
MULTIPLE-USE PIER PROJECT

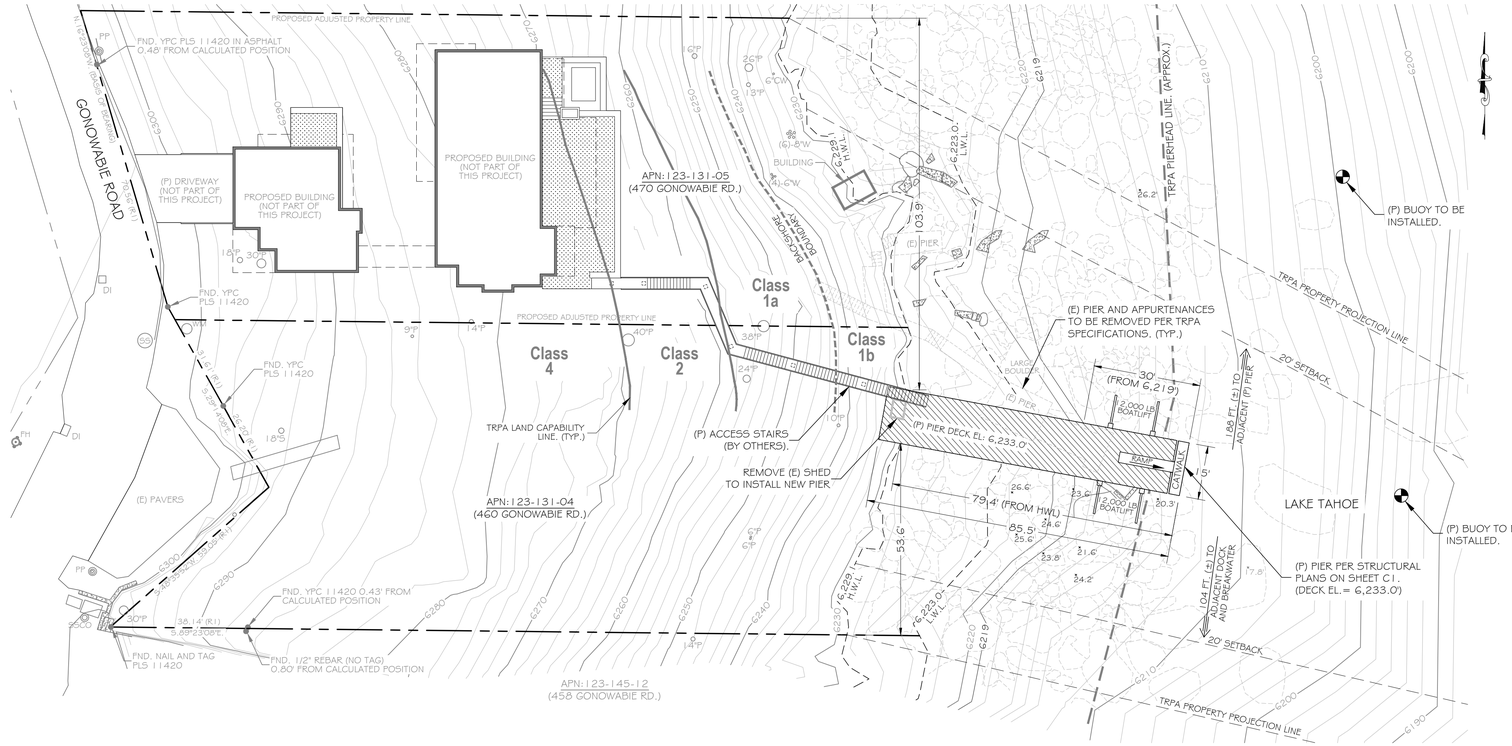
PIER MASSING CALCULATIONS		
EXISTING PIER DIMENSIONS	**(feet/in.)**	**(feet)**
Pier length (visible from side view)	63'-1"	63.08
Width of pier (visible from frontal view)-Upper	12'-1"	12.08
Width of pier (visible from frontal view)-Lower	11'-11"	11.92
Decking height with joists	7"	0.58
Girders depth	6"	0.50
Pile height (visible at 6.226' lake level)-Upper	5'-11"	5.92
Pile height (visible at 6.226' lake level)-Lower	3'-11"	3.92
Pile width (visible from frontal view)	6"	0.50
Pile width (visible from side view)	4"	0.33

EXISTING PIER VISUAL MASS	**(sq. ft.)**
Decking/framing: 63.08' x 0.58' (side) =	36.59
Decking/framing: 12.08' x 0.58' (front) - Upper Dock =	7.01
Decking/framing: 11.92' x 0.58' (front) - Lower Dock =	6.91
Support Piles: 0.33' x 5.92' x 6 piles (side) - Upper Dock=	11.72
Support Piles: 0.5' x 1' x 2 piles (front) - Upper Dock=	1.00
Support Piles: 0.33' x 3.92' x 2 piles (side) - Lower Dock=	2.59
Support Piles: 0.5' x 3.92' x 2 piles (front) - Lower Dock=	3.92
Steel Girders: 0.08 SF x 8 (side) =	0.64
Steel Girders: 0.5' x 12.08' (front) =	6.04
Pier Guardrails (2.5'x 0.33'x 8)+(44.5'x0.33') (side)=	21.28
Pier Guardrails (2.5'x 0.33'x 4)+(9'x0.33') (front)=	6.27
Stairs (between Docks)	8.16
Swim ladder: (3.33' ladder strainers + 0.83' rungs)	4.16
Total Existing Visual Mass	**116.29**

ALLOWED PIER MASSING CALCULATIONS		
PROPOSED PIER DIMENSIONS	**(feet/in.)**	**(feet)**
Pier length	79'-4"	79.33
Width of pier head and Catwalk	15'-0"	15.00
Decking height with joists	9"	0.75
Girders depth	8-1/4"	0.69
Pile height (visible at 6.226' lake level)	7'-6.72"	7.56
Pile width	12'-0"	1.00

PROPOSED PIER VISUAL MASS	**(sq. ft.)**
Decking/framing: 79.33' x 0.75' (side) =	59.50
Decking/framing: 15' x 0.75' (front) =	11.25
Steel piles: 1' x 7.56' x 6 piles (side) =	45.36
Steel Piles: 1' x 7.56' x 4 piles (front) =	30.24
Steel Girders: 0.08 SF x 7 (side) =	0.56
Steel Girders: 0.69' x 15' (front) =	10.35
Catwalk guardrail/ramp: ((9.99)+(5.25' x 3' +1.5)) =	27.24
New fender piles: ((0.29' x 6' x 3)+(0.29' x 6' x 1)) =	6.96
Total Proposed Visual Massing:	**191.46**
Total Allowed Visual Massing:	**400.00**

VISIBLE PIER MASSING TO BE MITIGATED	
PROPOSED PIER VISUAL MASS	**(sq. ft.)**
Decking/framing: 79.33' x 0.75' (side) =	59.50
Decking/framing: 15' x 0.75' (front) =	11.25
Steel piles: 1' x 7.56' x 6 piles (side) =	45.36
Steel Piles: 1' x 7.56' x 4 piles (front) =	30.24
Steel Girders: 0.08 SF x 7 (side) =	0.56
Steel Girders: 0.69' x 15' (front) =	10.35
Catwalk guardrail/ramp: ((9.99)+(5.25' x 3' +1.5)) =	27.24
New fender piles: ((0.29' x 6' x 3)+(0.29' x 6' x 1)) =	6.96
Two New 12,000 lbs Boat Lifts (@ 174 SF each) =	348.00
Total Visual Massing to be Mitigated:	**539.46**
SQUARE FEET OF MITIGATION REQUIRED	
Visually Modified Scenic Character Type (1:2 scenic mitigation required) (539.46 SF-116.29 S.F.) x 2 =	
Total scenic mitigation required (sq. ft.):	**846**



SITE PLAN OVERVIEW

SCALE: 1"=20'-0"

PROJECT INFORMATION:

OWNER: GONOWABIE PROPERTIES, LLC
P.O. BOX 14001-174
KETCHUM, ID 83340

PROJ. MANAGER: PARADIGM8
ATTN: BRIAN HELM
40165 TRUCKEE AIRPORT ROAD, SUITE 301C
TRUCKEE, CA 96161
(775) 313-6903

PLANNER: MIDKIFF & ASSOCIATES INC.
ATTN: NICK EXLINE
P.O. BOX 12427
ZEPHYR COVE, NV 89448
(775) 588-1090

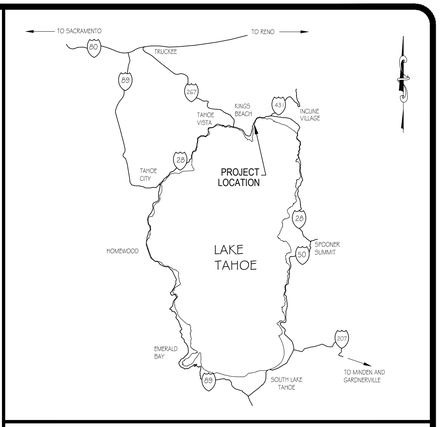
ENGINEER: FERRELL CIVIL ENGINEERING
ATTN: TIM FERRELL
P.O. BOX 361
TAHOE VISTA, CA 96148
(530) 546-2752

CONTRACTOR: J.R. KRAUSS, LTD.
ATTN: JON KRAUSS
P.O. BOX 1728
KINGS BEACH, CA 96153
(530) 362-1161

PROJ. LOCATION: 460 & 470 GONOWABIE ROAD
INCLINE VILLAGE, NV 89451

Call Two Working Days Before You Dig!

Dig Safely. Dig Safely.
CALL: 811



AREA MAP

N.T.S.

SURVEY AND GENERAL NOTES:

1. PROPOSED PIER DESIGN BASED ON SURVEY PROVIDED BY "RESOURCE CONCEPTS, INC.", DATED: APRIL 30, 2019; JOB # 19-129.1. FERRELL CIVIL ENGINEERING WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY. IF CONFLICT ARRISES IMMEDIATELY CONTACT F.C.E. FOR A RE-DESIGN.
2. CONTOURS SHOWN ARE A COMPOSITE OF BATHYMETRIC DATA AND DRONE DATA. AREA ABOVE H.W.L. PENDING TOPOGRAPHIC SURVEY TO ACCURATELY BLEND THE DATA SETS TOGETHER. TREES SHOWN ON THE DRAWING ARE TAKEN FROM TITLE EXCEPTION 24, A SURVEY PREPARED BY BELL LAND SURVEYING ON JULY 2018. THE DRONE DATA WAS USED TO VERIFY THE TREES ARE STILL ON SITE. HOWEVER, THE TREE LOCATIONS ARE TO BE CONSIDERED APPROXIMATE LOCATIONS AND SIZES UNTIL RCI CAN FIELD VERIFY THE TREE LOCATIONS AND SIZE.
3. THE PRIMARY COLORS OF THE EXISTING BUILDINGS, PIER STRUCTURE AND ACCESSORY STRUCTURES, SHALL BE IN CONFORMANCE WITH THE EARTHTONE AND WOODTONE RANGES TO BLEND WITH NATURAL SURROUNDINGS.
4. ALL BARREN AND DISTURBED AREAS BY THE CONSTRUCTION ACTIVITY ASSOCIATED WITH ANY REQUIRED BMP SITE IMPROVEMENTS SHALL BE RE-VEGETATED OR RESTORED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND EDITION. THE APPLICATION OF MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.
5. NO STAGING ACTIVITY SHALL OCCUR ON THE SHOREZONE. ALL ACCESS ASSOCIATED WITH DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL OCCUR FROM THE LAKE BY BARGE OR AMPHIBIOUS VEHICLE OR THROUGH THE DELINEATED UPLAND AREAS, AND THAT DELIVERY, REMOVAL, AND STAGING OF ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL OCCUR ON THE BARGE OR AMPHIBIOUS VEHICLE OR THROUGH THE DELINEATED UPLAND AREAS. NO CONTAINERS OF FUEL, PAINT, OR OTHER HAZARDOUS MATERIALS MAY BE STORED ON THE PIER STRUCTURE OR SHORELINE.
6. DISTURBANCE (TEMPORARY OR PERMANENT) TO THE LAKE SUBSTRATE IS PROHIBITED FOR CONSTRUCTION ACTIVITIES AND MODIFICATIONS TO THIS PIER EXCEPT FOR THE PILING INSTALLATIONS OR REMOVAL TO ACCOMMODATE THE PROPOSED PIER CONSTRUCTION. EXISTING BOULDERS IN LAKE TAHOE SHALL NOT BE REMOVED OR RELOCATED. CONSTRUCTION ACTIVITIES SHALL NOT INCREASE WATER TURBIDITY NOR CAUSE ANY SUSPENSION OF ANY LAKE SEDIMENTS IN THE WATERS OF LAKE TAHOE.

TRPA AND CONSTRUCTION NOTES:

1. CONTRACTOR TO HAVE THE APPROVED TRPA PERMIT AND STAMPED PLAN ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. CONTRACTOR SHALL COMPLY WITH THE TRPA SPECIAL AND STANDARD CONDITIONS OF APPROVAL SET FORTH IN THE PERMIT.
3. LOCATION OF UNDERGROUND UTILITIES WAS NOT APART OF THIS DESIGN. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. EVEN ON PRIVATE PROPERTY.
4. FERRELL CIVIL ENGINEERING WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY. CONTRACTOR TO VERIFY ON SITE ALL ASPECTS OF PROPOSED DESIGN PRIOR TO BEGINNING OF WORK. IF CONFLICT ARISES IMMEDIATELY CONTACT F.C.E. FOR RE-DESIGN.
5. ALL STEEL PILES TO HAVE A MINIMUM EMBEDMENT OF 10' FEET. IF SITE CONDITIONS DO NOT ALLOW FOR THIS CONTRACTOR SHALL PIN THE PILES TO EXISTING BOULDERS PER ENGINEER'S DIRECTION AND DETAIL 3 ON SHEET D1.
6. IF CONTRACTOR ENCOUNTERS COHESIVE DECOMPOSE GRANITE SOILS, THEY SHALL DRIVE PILES A MIN. OF 7' EMBEDMENT WITH NO MORE THAN 1/4" PENETRATION PER HAMMER BLOW.

SHEET INDEX:

T1 - TITLE SHEET/SITE PLAN
T2- COVERAGE TABLES
C1 - PROPOSED PIER PLANS
D1 - STRUCTURAL DETAILS
D2- STRUCTURAL DETAILS

REGISTERED PROFESSIONAL ENGINEER — TIMOTHY FERRELL — No. 12927 — Exp. 6-30-21 — CIVIL — STATE OF NEVADA

DRAWN BY: MST DESIGN BY: TKF
CHECKED BY: TKF DWG: P:\PIERS\GONOWABIE-PR\SINGLE

REVISION	DATE	DESCRIPTION	APPROVED	DATE

Ferrell Civil Engineering
CA #C 55546 NV #12927
P.O. Box 361, Tahoe Vista, CA 96148
www.ferrellcivilengineering.com
ferrell@ftcivil.com
ph: 530.546.2752
fax: 530.546.4469

460/470 GONOWABIE RD. A.P.N: 123-131-04/05

TITLE SHEET/SITE PLAN

WASHOE COUNTY NEVADA

DATE: OCTOBER 24, 2019
SCALE: 1"=20'-0"
W.O. NO. GONOW. PROP.-MULTIPLE

SHEET T1 OF 5

CONSENT CALENDAR ITEM NO. 4

COVERAGE TABLES

APN 123-131-05 - Allowable Coverage - TRPA File #LCAP2018-0068			
Land Capability District	Percent Coverage	Area (S.F.)	Base Allowable (S.F.)
Class 1b (Backshore)	1%	2,115 S.F.	21 S.F.
Class 1a	1%	2,415 S.F.	24 S.F.
Class 2	1%	2,889 S.F.	29 S.F.
Class 4	20%	11,769 S.F.	2,354 S.F.
Total Base Allowable		**19,188 (to HWL)**	**2,428 S.F.**

APN 123-131-05 Existing Coverage - TRPA File #LCAP2008-0171		
Land Capability District	Coverage Type	Area (S.F.)
Class 1b	Deck/Stairs	336 S.F.
Class 1b	Shed	44 S.F.
Total Class 1b		**380 S.F.**
Class 1a	Residence	1,439 S.F.
Class 1a	Deck/Stairs/Pier/Chute	1,444 S.F.
Class 1a	Concrete/Rock/BBQ	648 S.F.
Class 1a	A.C. Paving	11 S.F.
Class 1a	Compacted Dirt	877 S.F.
Total Class 1a		**4,419 S.F.**
Total Class 1b & 1a		**4,799 S.F.**

APN 123-131-05 Proposed Coverage		
Land Capability District	Coverage Type	Area (S.F.)
Class 4	Pervious Paver Driveway (92 S.F. x 25% reduction)	69 S.F.
Class 4	Driveway Deck (w/3:1 Reduction)	0 S.F.
Class 4	Building (w/3:1 Reduction)	3,114 S.F.
Class 4	Bridge (w/3:1 Reduction)	34
Class 4	Spa Terrace Stairs	7 S.F.
Class 4	Lakeview Deck (w/3:1 Reduction)	0 S.F.
Class 4	Pervious Stairs to Pier	0 S.F.
Total Class 4		**3,224 S.F.**
Class 2	Building Footprint	22 S.F.
Class 2	Lakeview Deck (w/3:1 Reduction)	17 S.F.
Class 2	Chimney	10 S.F.
Class 2	Spa Terrace & Spa Terrace Stairs	100 S.F.
Class 2	Walkway & Stairs to Pier (w/3:1 Reduction)	0 S.F.
Class 2	Stairway Structural Piers	3 S.F.
Total Class 2		**152 S.F.**
Class 1b	Walkway & Stairs to Pier (w/3:1 Reduction)	0 S.F.
Total Class 1b		**0 S.F.**
Total Proposed Coverage (w/Coverage Exemptions)		**3,376 S.F.**

APN 123-131-04 Allowable Coverage - TRPA File#LCAP2018-0069			
Land Capability/IPES	Percent Allowable	Area (S.F.)	Base Allowable Coverage (S.F.)
IPES 728	12%	10,197 S.F.	1,224 S.F.
Class 1b Backshore	1%	1,665 S.F.	17 S.F.
Total (HWL)		**11,862 S.F.**	**1,241 S.F.**

APN 123-131-04 Proposed Coverage			
Land Capability/IPES	Coverage Type	Coverage (S.F.)	
Class 1b	New Pier (w/ 3:1 reduction)	90 S.F.	
Total Proposed Coverage		**90 S.F.**	

NOTE:

COVERAGE INFORMATION AND LAND CAPABILITY LINES PRESENTED HEREON WERE PROVIDED BY: "MIDKIFF & ASSOCIATES, INC." AND "WALTON DESIGN/ENGINEERING".

REV. | DATE | DESCRIPTION | APPROVED | DATE

COMP.: FCE DESIGN: TKF
DRWN: MST PRJ.ENG.: TKF
WORK ORDER:
SCALE: AS NOTED
HORIZONTAL:
VERTICAL:
CAD:
DATE: OCTOBER 24, 2019

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REGISTERED PROFESSIONAL ENGINEER
TIMOTHY FERRELL
No. 12927
Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA

COVERAGE TABLES

460/470 GONOWABIE MULTIPLE-USE PIER PROJECT

T2