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STAFF REPORT

Date: June 22, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Mourelatos Lakeshore Resort/Tahoe Wave Riders, LLC Motorized Water-Oriented Outdoor Recreation Concession, 6834 N Lake Boulevard, Tahoe Vista, Placer County, California, Assessor's Parcel Number (APN): 117-072-013, TRPA File No.: ERSP2019-1632

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Proposed Action:

Hearings Officer action on the proposed project and related findings based on this staff summary and the draft permit (Attachment B).

Staff Recommendation:

Staff recommends the Hearings Officer make the required findings and approve the project subject to the special conditions in the draft permit.

Project Description:

The applicant is proposing to continue operation of an existing motorized water-oriented outdoor recreation concession from Mourelatos Lakeshore Resort located at 6834 North Lake Boulevard in Tahoe Vista, Placer County, California. The applicant has been operating at Mourelatos since 2016 and is therefore allowed to continue operating at the location subject to the eligibility standards in TRPA Code Section 84.10.2.B. There are three motorized boats associated with this operation; two motorized rental boats and one motorized zodiac used to shuttle customers to the rental boats. The number of motorized boats allowed is equal to the number of TRPA-permitted and registered moorings associated with the operation. (mooring numbers 8339, 8340, and 8341). There are no other improvements associated with this project.

Site Description:

The site is developed with an existing tourist accommodation use, Mourelatos Lakeshore Resort. There are existing facilities on-site to support the operation including parking, restroom, and trash facilities, as well as break areas for employees of the concession and a temporary table set up for seasonal operation. Water-oriented outdoor recreation concessions are identified as a special use in the Mixed-use Community Center West subdistrict of the Placer County Area Plan and therefore requires Hearings Officer review and approval. Fueling is conducted at either North Tahoe Marina or Sierra Boat Company. There are three mooring buoys permitted and registered to the property (mooring numbers 8339, 8340, 8341). There will be three motorized watercraft allowed as a part of this concession, which will include two motorized boats for rental and one motorized zodiac used for shuttling guests from the beach area to the rental boats. While the parcels on either side had tourist accommodation uses in the past, the State of California has since acquired these parcels and transferred the development to other locations.

Issues:

The proposed project involves a special use determination for the motorized water-oriented outdoor recreation concession and therefore requires Hearing Officer review in accordance with Chapter 2, Subsection 2.2.2. of the TRPA Code. The project issues and others are discussed in the following staff analysis.

Staff Analysis:

- A. Environmental Documentation: The applicant completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant adverse effect on the environment. A copy of the completed IEC will be made available on the parcel tracker on Lake Tahoe Info <https://parcels.laketahoeinfo.org/Parcel/Detail/117-072-013>
  
- B. Land Use/Plan Area Statement: The project site is in the mixed-use community center west Subdistrict of the Placer County Tahoe Basin Area Plan. The Land Use Classification is Tourist Accommodation. The water-oriented outdoor recreation concession (WOORC) is accessory to the primary tourist accommodation use and is appropriate at this location given its operation history (began operating in 2016) and its proximity to marinas to facilitate fueling of the boats. Agency staff reviewed the Area Plan and determined the project is consistent with the applicable planning statement, planning considerations and special policies.
  
- C. Shorezone Tolerance District/Construction Methodology: The site is mapped as Shorezone Tolerance District 1. The beaches that form the shoreline in these districts is a low sandy barrier that separates the lake proper from marshes and wetlands. Generally, the shorezone is ecologically fragile and any substantial use or alteration can lead to excessive sedimentation, beach erosion, and water turbidity.

The following development standard is applicable to Shorezone Tolerance District 1:

- A. Vertical access to the shoreline shall be restricted to planned footpaths which minimize the impact to the backshore.
- B. Vegetation shall not be manipulated or otherwise disturbed except when permitted under Chapter 85.
- C. No drainage or modification of backshore wetlands shall be permitted.
- D. New development in the backshore of a Shorezone Tolerance District 1 shall be regulated in accordance with the regulations in the Code for stream environment zones.
- E. Replacement of existing land coverage in the backshore of a Shorezone Tolerance District 1 shall be in accordance with the regulations for replacing existing land coverage in stream environment zones.

The purpose of this project is to allow continued operation of a water-oriented outdoor recreation concession at a legally existing tourist accommodation use. Other than the TRPA permitted and registered moorings buoys, the operation does not create any permanent coverage in the backshore and will utilize existing, permitted infrastructure to accommodate the business.

D. Fish Habitat:

The nearshore area lakeward of the property is mapped as marginal habitat. Other than boating activity and the existing mooring buoys, no additional disturbance will occur in the shorezone.

Required Actions:

Staff recommends the Hearings Officer:

- 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 Permit.

Attachments:

- A. Required Findings
- B. Draft Permit
- C. Project Area Photographs
- D. Project Plans
- E. Initial Environmental Checklist

Attachment A  
Required Findings

## Required Findings

The following is a list of the required findings as set forth in Chapters 4, 21, 80, 81, 84 and 85 of the TRPA Code. 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.

There is no evidence in the file or record showing that the proposed project will have an adverse effect on the Land Use, Transportation, Conservation, Recreation, Scenic Quality, Public Service and Facilities, or Implementation sub-elements of the Regional Plan.

The proposed project is to continue an established water-oriented outdoor recreation concession and will not create any additional, permanent disturbance outside of the disturbance that occurs as a result of the existing tourist accommodation primary use.

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

TRPA staff has completed the “Project Review Conformance Checklist and Article V (g) Findings” in accordance with Section 4.4.2 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 Initial Environmental Checklist (IEC) which was reviewed by TRPA staff. 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 checklist and IEC will be made available online at <https://parcels.laketahoeinfo.org/Parcel/Detail/117-072-013>

- (c) Wherever federal, state, or local air and water quality standards apply for the Region, the strictest standards shall be attained, maintained, or exceeded pursuant to Article V (d) of the TRPA Compact.

The project, as conditioned, will comply with all applicable air and water quality standards for the region. Since the operation will use existing, registered mooring buoys, additional boating activity will not be created outside of the assumed activity associated with a concession. The permittee will be required to pay a motorized boat rental concession fee in accordance with section 10.8.5.E.3 of the TRPA Rules of Procedure to mitigate the impacts associated with a motorized concession.

2. Chapters 21 and 81 – Special Use Findings.

- (a) The project, and the related use, is of such a nature, scale, density, intensity and type to be appropriate for the project area, and the surrounding area.

The proposed project is an appropriate use for the project area. The associated upland use is a tourist accommodation, and the mooring buoys are accessory to that primary use. The nature of the water-oriented outdoor recreation concession is equal to and compatible with the upland use and the WOORC will be accessory to the primary use. Based on the analysis contained in the administrative record and the IEC, the proposed project is an appropriate use for the project area.

- (b) The project, and the related use, will not injure or disturb the health, safety, environmental quality, enjoyment of property, or general welfare of persons or property in the neighborhood, or in the region.

The operation as proposed will be operated as an accessory use to the primary use of tourist accommodation. The operation includes components to ensure it will not disturb environmental quality, including utilizing existing infrastructure for parking, trash management, restroom facilities, and access to the beach area. The operation is an appropriate accessory use to the primary upland use.

- (c) The project, and the related use, will not change the character of the neighborhood, detrimentally affect or alter the purpose of any applicable plan area statement, community, redevelopment, specific, or master plan.

The operation is the continuation of a WOORC that has been in operation at this location since 2016. The concession serves the patrons of the hotel and also the public. Since the operation is located at an established hotel and has existing facilities to serve the use, the operation will not change the character of the neighborhood, nor will it detrimentally affect or alter the purpose of the planning area.

4. 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.

The operation will use three TRPA-permitted and registered mooring buoys that are located off-shore of Mourelatos Lakeshore Resort. There is no development proposed in the backshore and all business operations will occur in the upland and will not create any permanent disturbance. As such, no significant harm will occur to littoral processes or backshore stability. The project area is located in marginal fish habitat and therefore will not adversely impact fish spawning habitat. There is no new activity or disturbance that will have an impact on the Sierra Nevada yellow-legged suitable/critical habitat, which is mapped as suitable/critical habitat around the entire lakeshore of Lake Tahoe.

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

The water-oriented outdoor recreation concession is an accessory use to the upland tourist accommodation use.

- (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.

Along this stretch of shoreline, and also in Shorezone Tolerance District 1, there are several buoy fields that serve multi-family, homeowner's associations, or tourist accommodation uses. Some motorized water-oriented outdoor recreation concessions exist in this area. North Tahoe Marina is also a half mile to the east. Due to these surrounding uses, there is a lot of boating activity in this area, as well as opportunity for fueling at a legally existing marina. Therefore, the project is compatible with other existing shorezone and lakezone uses and structures.

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

The intent of renting a boat is to experience Lake Tahoe from the water and therefore the motorized WOORC is, by nature, water dependent.

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

Hazardous materials will not be used during operation. Per the operating plan, the boats will be fueled at North Tahoe Marina. Fueling outside of a marina, such as in the shorezone adjacent to Mourelatos Lakeshore Resort is prohibited. Maintenance of boats is also prohibited anywhere in the shorezone or lakezone and the boats will be pulled out of the water for any required maintenance.

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

There is no construction that will occur as a part of the operation. The operation will utilize existing infrastructure associated with the hotel including designated parking, restroom facilities, trash management, and beach access. As the beach area is associated with an existing hotel, it is already heavily trafficked.

- (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 mooring buoys associated with the operation are in a TRPA-approved location. Other agencies with jurisdiction over placement of mooring buoys in Lake Tahoe have also issued their respective authorizations and therefore navigation will not be adversely impacted.

- (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.

TRPA does not typically solicit comments from other public agencies with jurisdiction for WOORCs as a use. The reason is that other agencies typically only have an interest in the moorings. Other agencies with jurisdiction over placement of mooring buoys in Lake Tahoe have issued their respective authorizations.

5. Chapter 84: Water Oriented Outdoor Recreation Concessions

- (a) TRPA permits shall specify the number and type of watercraft(s) and structure(s) authorized in support of a permitted concession.

There are three mooring buoys permitted and registered to the property (mooring numbers 8339, 8340, 8341). There will be three motorized watercraft allowed as a part of this concession, which will include two motorized boats for rental and one motorized zodiac used for shuttling guests from the beach area to the rental boats.

- (b) Concessions in operation prior to September 1, 2017, may be permitted as new concessions. Such concessions must meet all applicable standards, except motorized watercraft rentals may be allowed outside of a marina if the concession provides documentation of meeting fueling BMPs.

This concession has been in operation per agreement with Mourelatos Lakeside Resort since 2016, and therefore is allowed to continue to operate outside of a marina. The boats will only be fueled at neighboring marinas (North Tahoe Marina or Sierra Boat Company are the closest).

- (c) TRPA shall only issue permits for permanent concessions.

The permit issued for this operation will include the landowner and the concession operator as permittees and will allow the operation to continue in perpetuity as prescribed in the permit. While the operation is seasonal (typically operating during the summer months), the operation as permitted is considered permanent.

- (d) Concessions shall comply with all applicable TRPA BMPs, including fueling BMPs, as well as applicable local health and safety regulations and permit requirements.

To support operation of the concession, the permittee will use a table with umbrella that will be placed on the beach, which will be removed every evening. There are no permanent BMPs that will be required as a result. The permittee will fuel boats at an existing marina and follow fueling best practices associated with fueling at marinas. The permittee is required to obtain all applicable permits or authorizations from agencies with jurisdiction which may include but not be limited to Placer County, California State Lands Commission, Lahontan Regional Water Quality Board, California Department of Fish and Wildlife, and U.S. Army Corps of Engineers.



- (e) Storage racks for non-motorized watercraft shall be allowed as accessory structures. Racks shall be located above high water unless infeasible and shall be designed and operated to maximize lake access.

Not applicable, non-motorized storage racks are not a part of the project scope.

- (f) Concessions and accessory structures, including storage racks, shall comply with the provisions for Scenic Quality as set forth in Chapter 66. Required mitigation shall use the Visual Magnitude System outlined in Appendix H, Visual Assessment Tool, of the Design Review Guidelines.

Since the concession will be removing the accessory structures used for the operation on a daily basis, the Visual Magnitude System does not apply.

- (g) Concessions shall moor on legally permitted mooring structures

There are three mooring buoys permitted and registered to the property (mooring numbers 8339, 8340, 8341). There will be three motorized watercraft allowed as a part of this concession, which will include two motorized boats for rental and one motorized zodiac used for shuttling guests from the beach area to the rental boats.

- (h) Only one watercraft shall be moored per buoy or slip.

See finding 5(g), above.

Attachment B  
Draft Permit



**Mail**  
PO Box 5310  
Stateline, NV 89449-5310

**Location**  
128 Market Street  
Stateline, NV 89449

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

**CONDITIONAL PERMIT**

Project Description: Water-Oriented Outdoor Recreation Concession APN # 117-072-013

Permittee: Alex Mourelatos File #: ERSP2019-1632  
Tahoe Wave Riders, LLC (dba Rent a Boat Lake Tahoe)

County/Location: Placer/6834 N Lake Blvd.

Having made the findings required by Agency ordinances and rules, the TRPA staff approved the project on **June 22, 2023**, 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 June 22, 2026 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO OPERATION SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-OPERATION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT; AND
- (3) THE PERMITTEE OBTAINS THE APPROPRIATE U.S. COAST GUARD AUTHROZATION/ CERTIFICATION AND COUNTY PERMIT TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN OTHER PERMITS. THE TRPA PERMIT IS INDEPENDENT FROM OTHER AGENCIES AND MAY HAVE DIFFERENT EXPERATION DATES AND RULES REGARDING EXTENSIONS.

\_\_\_\_\_  
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 \_\_\_\_\_

Signature of Permittee(s) \_\_\_\_\_ Date \_\_\_\_\_

PERMIT CONTINUED ON NEXT PAGE

DRAFT

**APN 117-072-013**  
**FILE NO. ERSP2019-1632**

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

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

**Notes:**

- (1) See Special Condition 4.i, below.
- (2) Consult the TRPA filing fee schedule for the current security administration fee.

Required plans determined to be in conformance with approval: Date: \_\_\_\_\_

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-activity of approval as of this date.

\_\_\_\_\_  
TRPA Executive Director/Designee

\_\_\_\_\_  
Date

***SPECIAL CONDITIONS***

1. This permit specifically authorizes a water-oriented outdoor recreation concession use at Mourelatos Lakeshore Resort (Mourelatos), to be operated by Tahoe Wave Riders, LLC (Rent-a-Boat Lake Tahoe). The concession includes the operation of up to 3 motorized watercraft authorized to moor on existing, TRPA-permitted and registered mooring buoys (mooring numbers 8339, 8340, and 8341). Water-oriented outdoor concessions are a special use within the Mixed-use Gateway West subdistrict of the Tahoe Basin Area Plan, requiring Hearings Officer approval (obtained June 22, 2023). This approval also includes the seasonal storage of any associated equipment on the property. With the exception of motorized watercraft moored on authorized buoys, all concessions equipment shall be stored landward of the High Water Line of Lake Tahoe (6,229.1 Lake Tahoe Datum) and shall be screened from the waters of Lake Tahoe to the greatest extent possible. No new coverage is allowed as a result of this permit. Mourelatos is currently permitted for 3 moorings. No new moorings are allowed as a part of this permit. Each mooring is allowed no more than one watercraft to be attached at any time. The zodiac used to shuttle guests from the beach to the rental boats is required to be moored on one of the registered moorings associated with Mourelatos and shall obtain as "Tahoe Only" sticker. The Permittees shall display identification for all buoys consistent with TRPA Code Section 82.7.4.
2. The Standard Conditions of Approval listed in Attachment S shall apply to this permit.
3. This permit shall not be valid until TRPA has received and approved the following items:
4. The site plan shall be revised to include:
  - a. Location of approved moorings where motorized watercraft will be stored.
  - b. Location of seasonal storage for concession equipment, including temporary and/or permanent BMPs if necessary.

- c. Include a note on the site plan stating “Motorized watercraft shall fuel at an existing marina in Lake Tahoe. Fueling shall not occur in the shorezone nor on the Mourelatos property.”
  - d. The Permittee shall submit a boating education and safety plan that includes education of TRPA watercraft rules and directions of how to download and use the Lake Tahoe Boating App.
  - f. The permittee shall provide details of the proposed signage and signage location for the concession operation.
  - g. The permittee shall provide written proof of the agreement for operation between Mourelatos Lakeside Resort and Tahoe Wave Riders, LLC..
  - h. The permittee shall pay the annual concession mitigation fee as required by Rules of Procedure section 10.8.5.E.3 *Motorized Boat Rental Concession Fee*.
  - i. The permittee shall submit a security deposit of \$5,000 to TRPA prior to authorization of this permit, which may be released at the end of the first operating season provided that concession equipment has been properly removed and the site has been restored. The deposit may be forfeited either in part or its entirety (depending on the severity of any violations) if any practices relating to this permit are not in compliance.
  - j. The Permittee shall acknowledge this permit.
  - k. The permittee shall submit final acknowledgement documents electronically.
5. The permittee shall store all recreation related concession equipment off-site during the winter months.
  6. All motorized watercraft associated with the concession shall be stored on a legal mooring registered to Mourelatos Lakeside Resort.
  7. When cleaning the equipment, the permittee shall use sponges or mops to wash the equipment and shall use only biodegradable and phosphate free detergents. No wastewater shall be allowed to enter the Lake. The Lake’s water shall not be used for cleaning or any other purpose.
  8. There shall be no storage of containers of fuel, paint, or other hazardous materials, or equipment on any of the beach areas.
  9. The permittee shall not discharge any petroleum products, construction waste or litter (including all foreign substances to the lake), or earthen materials to the surface waters of the Lake Tahoe Basin and shall take reasonable precautions to accomplish this requirement.
  10. Any and all local, state and federal requirements, including any public and environmental health or fire requirements shall be in place prior to commencement of this season’s service.

11. In accepting this permit, the permittee acknowledges that it is their responsibility for obtaining any and all permits and permissions from the appropriate responsible local, state, and Federal agencies.
12. This approval is based on the Permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
13. 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.
14. 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.
15. This indemnification clause and attorney fees provision is not intended to abrogate any due process rights the Permittees have in challenging this permit or actions taken by TRPA.
16. Any deviation from operating procedures outlined in this permit, or in case of any emergency, response action, shall be reported as soon as possible, and in no case later than 24 hours following the occurrence. This information shall be reported via phone, email or fax to the TRPA Compliance Officer.

**END OF PERMIT**

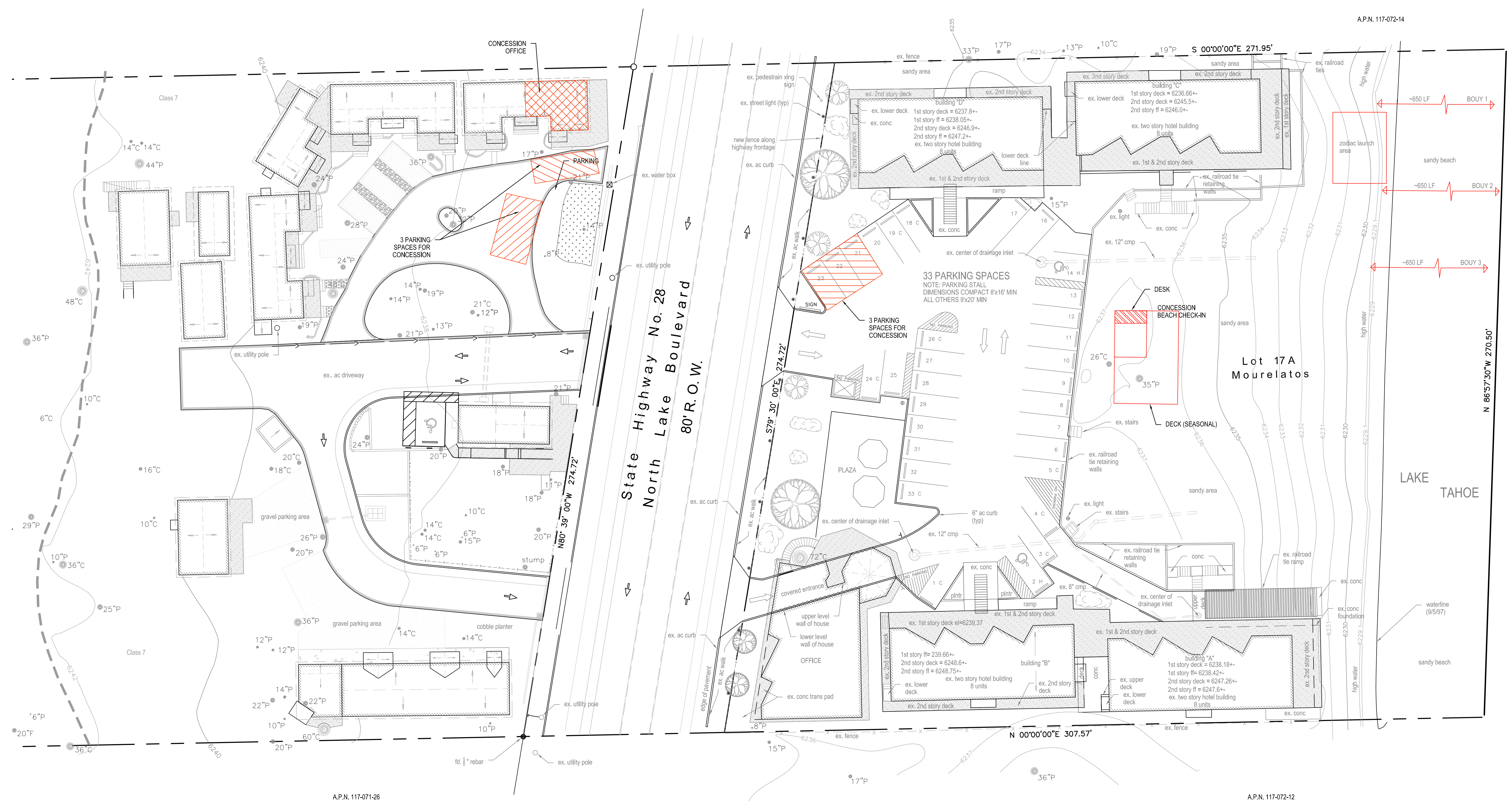
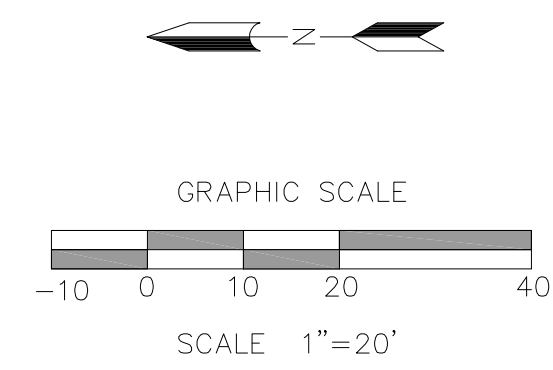
Attachment C  
Project Area Photographs



**Rent a Boat Lake Tahoe– TRPA Water-Orientated Outdoor Recreation Concession  
Operation at Mourelatos Lakeshore Resort  
6834 North Lake Boulevard, Tahoe Vista, California  
Placer County APN: 117-072-013**



Attachment D  
Project Plans



AP.N. 117-071-26

AP.N. 117-072-12

AP.N. 117-072-14

REV.	DATE	DESCRIPTION	APPROVED	DATE

**TIESLAU CIVIL ENGINEERING, INC.**  
 3080 NORTH LAKE BLVD  
 TAHOE CITY, CA 96145  
 P.O. BOX 412  
 TAHOE VISTA, CA 96145  
 TCETAHOE.COM  
 (530) 546-4805



**BEACH CONCESSIONS**  
**MOURELATOS LAKESHORE RESORT**  
**6834 NORTH LAKE BLVD.**  
**APN 117-072-013**

COMP: \_\_\_\_\_ DESIGN: \_\_\_\_\_  
 DRWN: \_\_\_\_\_ PRJ.ENG: AT  
 PROJECT #: 19.008  
 SCALE: 1" = 20'  
 HORIZONTAL: N/A  
 VERTICAL: N/A

DATE: 5/7/19

Attachment E  
Initial Environmental Checklist



Print Form

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

<b>I. Assessor's Parcel Number (APN)/Project Location</b>		1170-072-013	
<b>Project Name</b>	Rent a Boat Tahoe Concession	<b>County/City</b>	Placer

**Brief Description of Project:**

Please refer to the attached project description document.

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

**II. ENVIRONMENTAL IMPACTS:**

**1. Land**

Will the proposal result in:

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

## 2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Deterioration of ambient (existing) air quality?

- Yes       No  
 No, With Mitigation       Data Insufficient

c. The creation of objectionable odors?

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

e. Increased use of diesel fuel?

- Yes       No  
 No, With Mitigation       Data Insufficient

**3. Water Quality**

Will the proposal result in:

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient



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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

#### 4. Vegetation

Will the proposal result in:

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

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> 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?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> 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?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> 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)?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

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

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

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

[Empty text box for response to question f]

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

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

[Empty text box for response to question g]

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

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

[Empty text box for response to question h]

- 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)?

[Empty text box for response to question a]

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

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

[Empty text box for response to question b]

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

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

**6. Noise**

Will the proposal result in:

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

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Exposure of people to severe noise levels?

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

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

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

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

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

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

**7. Light and Glare**

Will the proposal:

a. Include new or modified sources of exterior lighting?

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

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

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

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

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

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

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

**8. Land Use**

Will the proposal:

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

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

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

- Yes       No  
 No, With Mitigation       Data Insufficient

**9. Natural Resources**

Will the proposal result in:

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

**10. Risk of Upset**

Will the proposal:

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

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Involve possible interference with an emergency evacuation plan?

- Yes       No  
 No, With Mitigation       Data Insufficient

**11. Population**

Will the proposal:

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

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

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

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

**12. Housing**

Will the proposal:

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

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

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

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

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

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

Number of Existing Dwelling Units: \_\_\_\_\_

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?

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

**19. Recreation**

Does the proposal:

a. Create additional demand for recreation facilities?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Create additional recreation capacity?

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

**20. Archaeological/Historical**

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

**21. Findings of Significance.**

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> 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?)

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

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

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> 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.)

Wayne H. Ditz At Placer Date: 4/12/19  
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

\_\_\_\_\_  
Signature of Evaluator

Date: \_\_\_\_\_

\_\_\_\_\_  
Title of Evaluator