

## STAFF REPORT

Date: October 5, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Cedar Flat Improvement Association Buoy Field Expansion, 4370 N Lake Boulevard, Placer County, California, Assessor's Parcel Numbers (APNs) 092-180-008, 092-180-055, 092-190-010, TRPA File Number MOOR2021-1827

Requested Action:

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

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 & Background:

The project proposes the addition of fifteen new mooring buoys, expanding the existing Cedar Flat Improvement Association buoy field from 21 to 36 buoys and to recognize the relocation of existing mooring buoys within the field. The proposed buoy field expansion complies with all development and location standards for buoy fields and is located within the shorezone of Placer County Tahoe Basin Area Plan – Cedar Flat Subdistrict, Tolerance District 4, where mooring buoys are allowed accessory structures.

The project area consists of two littoral strip parcels, APNs 092-180-008 and 092-190-010, and one upland parcel, APN 092-180-055, owned by the association. The association serves 131 non-littoral parcels with residential units and this number includes the “lakefront” parcels directly landward of the strip parcels. The existing shorezone structures within the project area include a field of 21 mooring buoys, along with 11 piers, and 10 boat lifts. The pier lakeward of 092-180-055 is utilized by association members, while the other piers in the project area are utilized privately.

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 20, 2023, and subsequently, comments on the revisions were solicited by email. No agency indicated that the buoy field expansion could not be authorized based on the review of the application as of the date of the meeting.

### 2018 Shoreline Plan:

The TRPA Governing Board adopted a new Shoreline Plan in October 2018, which went into effect in December 2018. New (additional) moorings are allowed as a part of that plan. A maximum of 2,116 mooring allocations can be distributed over the life of the plan, and every year TRPA may distribute up to 15% of the remaining private, marina, and public agency allocations. Staff has analyzed the potential environmental impacts of the proposed buoy field expansion and determined that it will not adversely affect the environment.

### Staff Analysis:

- A. Scenic Quality: The proposed project is located within Scenic Shoreline Unit 18, Cedar Flat, which is not in attainment with the TRPA Scenic Threshold. The average 83 square feet of visible mass created by each mooring buoy and watercraft will be mitigated by annual payment of the buoy scenic mitigation fee in accordance with TRPA Code 84.3.3.C. The scenic mitigation fees are used to acquire and remove or screen existing visible mass visible from shoreline scenic travel units that are not in attainment of threshold standards, such as this one. The scenic impact of the existing buoy field is currently mitigated through annual payment of the scenic mitigation fees.
- B. Fish Habitat: The project is located in feed and cover as well as marginal fish habitat. Six of the new mooring buoys proposed are within feed and cover habitat, requiring 1:1 mitigation with comparable habitat. The applicant has proposed 40 square feet of fish habitat mitigation in the form of rock pyramids to fully mitigate the impacts of the new mooring buoys to feed and cover habitat. In addition, two of the mooring buoys which have been relocated from their original approval are now within feed and cover habitat, and an additional 16 square feet of fish habitat mitigation is included as a special condition of the permit. A total of 56 square feet of fish habitat mitigation will be completed as part of this project. No mitigation is required for the buoy blocks proposed in marginal habitat.

Buoy Field Eligibility: The existing buoy field was previously authorized by TRPA and does not constitute a new field. The applicant received four mooring allocations from the 2020 lottery, five allocations from the 2021 lottery, and six allocations from the 2022 mooring lottery. All mooring allocations received in the three lotteries are proposed to be constructed as buoys through this project. Mooring allocations utilized for new (additional) buoys:

TRPA-20-MOOR-066, TRPA-20-MOOR-067, TRPA-20-MOOR-68, TRPA-20-MOOR-69,  
TRPA-21-MOOR-018, TRPA-21-MOOR-019, TRPA-21-MOOR-020, TRPA-21-MOOR-021,  
TRPA-21-MOOR-022, TRPA-22-MOOR-023, TRPA-22-MOOR-024, TRPA-22-MOOR-025,  
TRPA-22-MOOR-026, TRPA-22-MOOR-027, TRPA-22-MOOR-028

TRPA Code 84.3.3.E.1.b requires that the total number of homeowner associations mooring structures (buoys, boat lifts, and slips) does not exceed the total number of residential units served by the association. The association serves 131 residential units and includes 21 mooring buoys and 10 boat lifts for a total of 31 existing moorings. The addition of 15 buoys for a total of 46 moorings does not exceed the number of residential units served.

TRPA Code 84.3.3.E.1.b further requires that the total number of buoys allowed within a field not exceed the buoy field capacity. The maximum buoy field area, for purposes of determining capacity,

is the length of the littoral property's lake frontage by 300 feet (7 rows) and is limited by a 50-foot grid spacing pattern. With a lake frontage of 1,262 feet, the buoy field has a maximum capacity of 182 mooring buoys. The maximum size of the buoy field is therefore limited to the 131 residential units served and the association is not able to realize the full buoy field capacity as calculated.

Pursuant to TRPA Code 84.3.2 E.3.b, association buoy fields may expand by 20% of the existing number of moorings per year for the first five years of the shoreline plan's implementation, up to 50% of the number of residential units. Given that the association has 21 existing moorings buoys and 10 boat lifts, this field is eligible for the fifteen new mooring buoys proposed and the resulting 46 moorings would not exceed 50% of the number of residential units served.

After five years of implementation, the number of moorings accessory to the association could be expanded up to 131 to match the number of residential units served. Any future expansion to the field would require a project application and be subject to all requirements of TRPA Code including, but not limited to, development standards, mitigation requirements, and the number of allocations received in the mooring lottery.

- C. Development and Location Standards: TRPA Code 84.3.3.E.2 requires that mooring buoys be located at least 50 feet from all legally existing buoys, no greater than 600 feet lakeward of 6,220' Lake Tahoe Datum as measured horizontally, and that buoys be located at least 20 feet from adjacent littoral parcel boundary projection lines. The additional fifteen buoys and relocated buoys in the buoy field comply with all development and location standards. The proposed project is located entirely within the shorezone and in the Placer County Tahoe Basin Area Plan – Cedar Flat Subdistrict, Tolerance District 4, where mooring buoys are allowed accessory structures within the shorezone.

Issues and Concerns:

While the association-owned parcels have BMP Certificates of Completion, there is a compacted PUD access pathway through the parcel. The draft permit includes a condition restricting vehicular access and parking to paved surfaces.

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 project complies with the existing Code and incorporates required mitigation (fisheries and annual scenic mitigation fees). The IEC is provided as Attachment B.

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 an expansion of an existing buoy field, which is allowed by the Regional Plan along the shoreline of Lake Tahoe.

Required Actions:

Staff recommends that the Hearings Officer take the following actions, based on this staff report and evidence in the record:

- 1) Approve the findings contained in this staff summary, and a finding of no significant environmental effect (Attachment A);
- 2) Approve the project, based on the staff summary, and record evidence, subject to the conditions contained in the attached Draft Permit (Attachment D).

Contact Information:

For questions regarding this agenda item, please contact Matt Miller, Senior Environmental Specialist, at 775-589-5234 or [mmiller@trpa.gov](mailto:mmiller@trpa.gov). To submit a written public comment, email [publiccomment@trpa.gov](mailto:publiccomment@trpa.gov) with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

Attachments:

- A. Required Findings
- B. IEC
- C. V(g) Findings
- D. Draft Permit
- E. Proposed Site Plan



Attachment A  
Required Findings/Rationale

Required Findings/Rationale  
Cedar Flat Property Improvement Association Buoy Field Expansion

Required Findings: The following is a list of the required findings as set forth in Chapter 4, 63, 80, 82, and 83 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, Placer County Tahoe Basin Area Plan – Cedar Flat Subdistrict, 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 proposed project will not have a significant effect on the environment. The completed V(g) Findings are included as Attachment C.

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

The project area was required to have obtained a BMP Certificate of Completion prior to applying for new mooring buoys demonstrating compliance with TRPA’s water quality standards. Although the threat of discharge is minimal, the contractor will have a spill prevention plan onsite and equipment used will adhere to best management practices to prevent impacts to Lake Tahoe. The applicant is also required to obtain separate approval for the project from the U.S. Army Corps of Engineers, U.S. Coast Guard, Lahontan Regional Water Quality Control Board, California Department of Fish and Wildlife, California State Lands Commission, and Placer County 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 significant impact upon air or water quality standards.

2. Chapter 66 – Scenic Findings:

- (a) The project shall not cause a decrease in the numerical ratings assigned to roadway or shoreline units, including the scenic quality rating of the individual resources within each unit, as recorded in the 1982 Scenic Resources Inventory and shown in Tables 13-3, 13-5, 13-8, and 13-9 of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, October 1982.

The proposed project will not cause a decrease in the numerical rating assigned to the roadway or shoreline travel unit or the scenic quality rating of individual resources within the unit.

- (b) The project shall not cause a decrease in the 1982 roadway or shoreline travel route ratings as shown in Tables 13-6 and 13-7, respectively, of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, October 1982.

The proposed project will not cause a decrease in the roadway or shoreline travel route ratings. The project area is not visible from a roadway travel route and the proposed project expands an existing buoy field, which will not contribute to a decrease in the numerical rating for the shoreline travel route. Section 66.3 is not applicable as this project is not in the located in the shoreland and as the visible mass will be mitigated by the annual scenic fee.

- (c) The project shall not cause a decrease in any numerical subcomponent threshold rating or total threshold rating assigned to a scenic resource identified in the 1993 Lake Tahoe Basin Scenic Resource Evaluation. Prior to approving a project that may potentially affect an identified scenic resource, TRPA shall find that the project is consistent with applicable recommendations for preserving scenic quality of the affected recreation area or bicycle trail found in the 1993 Lake Tahoe Basin Scenic Resource Evaluation.

The proposed project is visible from Patton's Beach and Agatam Beach (Tahoe Vista Recreation Area) and is consistent with the applicable recommendations for preserving scenic quality.

3. Chapter 80 – Shorezone Findings:

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

There is no evidence in the project file that indicates the proposed project will adversely impact littoral processes, fish habitat, backshore stability, or onshore wildlife habitat, including waterfowl nesting areas.

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

There are sufficient accessory facilities as the proposed buoy field expansion will be accessory to the primary upland residential common area use, Cedar Flat Improvement

Association located at 4370 N Lake Boulevard in Placer County, California. The upland facilities include a soft coverage access pathway for access, picnic tables, and seasonal sanitation facilities with most users walking in or dropped off. Vehicular access and parking will be restricted to paved areas. Access to the buoy field is through an existing pier.

- (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.

The project area contains 11 piers, 10 boat lifts, and 21 mooring buoys that are used recreationally by association members and the shoreline of the bay is comprised entirely of CFIA owned parcels. The addition of 15 new moorings to the buoy field is compatible with the existing residential and recreational uses onsite and on adjacent parcels.

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

The buoy field is located in the shorezone of Lake Tahoe and the mooring buoys are therefore water dependent accessory structures.

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

The contractor will implement a spill prevention plan while placing or maintaining mooring buoys. The standard 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 will 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.

The buoy field and the project area will be accessed by amphibious vehicle or barge to prevent disturbance of the shorezone/backshore. As a special condition of the permit, no construction activities, staging, ground disturbance or other activities within the backshore or on the upland portions of the project area are authorized. Disturbance of the lake bottom will be kept to the minimum necessary for placement buoy blocks. No removal or relocation of rock or other natural materials from Lake Tahoe is authorized by this permit.

- (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 buoy field development standards were established for the purpose of protecting navigation and safety. The proposed buoy field relocation does not extend lakeward farther than 600 feet from lake bottom elevation 6,220' with the furthest buoy to be

situated landward of elevation 6,194'. Each mooring buoy is at least 50 feet from adjacent mooring buoys in the field and the proposed and relocated mooring buoys are setback from the property boundary line projections at least 20 feet on each side. The closest adjacent private pier not associated with CFIA is approximately 175 feet from the corner of the buoy field.

Comments on the project were solicited from the Shoreline Review Committee on April 20, 2023, which includes agencies with jurisdiction over the lake's navigable waters and no comments regarding navigation and safety were raised based on the project plans. Due to the breadth and complexity of environmental considerations that are a part of TRPA's review of shorezone projects, it is typical that other agencies with jurisdiction in Lake Tahoe will not receive or complete review of applications until TRPA is well into the review and approval process. This is to avoid costly and time-consuming amendments to applications made to other agencies. As such, it's expected that the Shoreline Review Committee will discuss this project again once other agencies have received applications to ensure project consistency across all agencies involved.

- (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.

Comments on the project were solicited from the Shoreline Review Committee on April 20, 2023, and subsequently by email for the received plan revisions. No substantive comments were received. The applicant is required to provide notice and/or receive approval for the project from the U.S. Army Corps of Engineers, U.S. Coast Guard, Lahontan Regional Water Quality Control Board, California State Lands Commission, and California Department of Fish and Wildlife.

4. Chapter 83 Shorezone Tolerance Districts and Development Standards:

- (a) Projects shall not be permitted in the backshore unless TRPA finds that such project is unlikely to require the cliff area to be mechanically stabilized or that the project will not accelerate cliff crumbling, beach loss or erosion

The proposed project area is located in Shorezone Tolerance District 4, which exhibits volcanic rock shorelines with moderate potential for erosion. The potential increases where colluvium of volcanic debris is present and stoney, sandy loams lie on 15 to 30 percent slopes; on morainic debris shorezones with high erosion potential above the shoreline; and alluvial shorezones where the shoreline is characterized by steep, crumbling cliffs with continuing erosion problems.

The buoy field expansion will not require the backshore to be mechanically stabilized and should not accelerate erosion. Pedestrian access is through an existing compacted and stable walkway to the existing pier and beach area the use of which will minimize the impact to the backshore and foreshore.

- (b) Vehicular access to the shoreline shall not be permitted except where TRPA finds that such access will not cause environmental harm.

Vehicle access to the shoreline is not proposed as part of the project.

Attachment B  
IEC



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

**Project Name:** Cedar Flat Improvement Association New Buoys - Application Revision MOOR2021-1827

**APN/Project Location:** 092-180-008 & 092-90-010

**County/City:** Placer County

**Project Description:**

The applicant proposes to revise application MOOR2021-1827 to place a total of fifteen (15) buoys lakeward of their parcels as a result of receiving TRPA Allocations #L2020-0072 for 4 buoys, #L2021-0271 for 5 buoys, and #L2022-0338 for 6 buoys. The existing moorings consist of thirty-one (31) moorings including twenty-one (21) mooring buoys and ten (10) lakefront residential boat lifts/hoists. The additional fifteen (15) mooring buoys will bring the total number of moorings associated with CFIA to forty-six (46) including thirty-six (36) mooring buoys and ten (10) lakefront residential boat lifts/hoists.

The upland facilities are comprised of a recreational beach parcel with parking along the CalTrans right-of-way, soft coverage pathway for access, picnic tables, non-motorized watercraft storage, and seasonal sanitation (porta-potties/trash receptacles). Most of the homeowners access the beach on foot or drop-off at the front gate.

The number of residential units served by the Association is one hundred thirty-three (133). There are a total of three (3) HOA parcels used for access to the field. Attached are the BMP certificates for all three (3) HOA parcels. The capacity of total moorings is based on a measurement of 1,262 lineal feet (LF) at high-water; lake frontage at low water is 1,669 lineal feet (LF). The total capacity exceeds the number of units being served and will be restricted to 153 mooring buoys.

Fulton Water Company is the owner of the submerged water line and a stamped-addressed envelope for notice is being sent under separate cover.

The existing buoy field resides in Marginal and Feed & Cover Fish Habitat. Six (6) of the proposed buoy blocks will be placed in Feed & Cover Habitat. Placing the six (6) additional buoy blocks on the lakebed of Lake Tahoe includes the following:

- 2,500 lb. buoy block dimensions = 4ft x 2ft = 8 sf
- Feed & Cover Fish Habitat Mitigation = 1:1
- 8 sf x 6 buoys = 48 sf of Fish Habitat Mitigation
- 8 sf of washed and silt-free granite cobble approximately 2.5” – 4” inches in size will be placed in pyramids near each of the six (6) proposed buoy blocks

Construction and placement of the buoy equipment will be performed by an experienced buoy placement company or marine contractor from a boat. The block will be placed on the lakebed using a crane dropping it over the side of the boat and placing it gently on the lake bottom. The 3/8” steel chain and an 18” white with blue stripe US coast guard approved float will be attached along with the TRPA registration tag.

A spill prevention plan is provided here and will be on-board at all times, however no hazardous materials are utilized in the placement of buoy equipment.





**Mail**  
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 Stateline, NV 89449-5310

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

**Contact**  
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 www.trpa.gov

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 and reference the question number and letter. If more space is required for additional information, please attached separate sheets and reference the question number and letter.

For information on the status of TRPA environmental thresholds click on the links to the Threshold Dashboard.

## I. Environmental Impacts

### 1. Land

Current and historic status of soil conservation standards can be found at the links below:

- [Impervious Cover](#)
- [Stream Environment Zone](#)

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Unstable soil conditions during or after completion of the proposal?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. The continuation of or increase in wind or water erosion of soils, either on or off the site?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

#### Discussion

## 2. Air Quality

Current and historic status of air quality standards can be found at the links below:

- [Carbon Monoxide \(CO\)](#)
- [Nitrate Deposition](#)
- [Ozone \(O3\)](#)
- [Regional Visibility](#)
- [Respirable and Fine Particulate Matter](#)
- [Sub-Regional Visibility](#)

**Will the proposal result in:**

	Yes	No	No, with mitigation	Data insufficient
a. Substantial air pollutant emissions?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Deterioration of ambient (existing) air quality?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. The creation of objectionable odors?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Increased use of diesel fuel?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

### Discussion



### 3. Water Quality

Current and historic status of water quality standards can be found at the links below:

- [Aquatic Invasive Species](#)
- [Deep Water \(Pelagic\) Lake Tahoe](#)
- [Groundwater](#)
- [Nearshore \(Littoral\) Lake Tahoe](#)
- [Other Lakes](#)
- [Surface Runoff](#)
- [Tributaries](#)
- [Load Reductions](#)

**Will the proposal result in:**

	Yes	No	No, with mitigation	Data insufficient
a. Changes in currents, or the course or direction of water movements?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Alterations to the course or flow of 100-year flood waters?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Change in the amount of surface water in any water body?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Alteration of the direction or rate of flow of ground water?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
g. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
k. Is the project located within 600 feet of a drinking water source?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Discussion**

## 4. Vegetation

Current and historic status of vegetation preservation standards can be found at the links below:

- [Common Vegetation](#)
- [Late Seral/Old Growth Ecosystems](#)
- [Sensitive Plants](#)
- [Uncommon Plant Communities](#)

**Will the proposal result in:**

	Yes	No	No, with mitigation	Data insufficient
a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Reduction of the numbers of any unique, rare, or endangered species of plants?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
h. A change in the natural functioning of an old growth ecosystem?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Discussion**



**Mail**  
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**Location**  
 128 Market Street  
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## 5. Wildlife

Current and historic status of special interest species standards can be found at the links below:

- [Special Interest Species](#)

Current and historic status of the fisheries standards can be found at the links below:

- [Instream Flow](#)
- [Lake Habitat](#)
- [Stream Habitat](#)

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
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)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Reduction of the number of any unique, rare or endangered species of animals?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Deterioration of existing fish or wildlife habitat quantity or quality?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

### Discussion

## 6. Noise

Current and historic status of the noise standards can be found at the links below:

- [Cumulative Noise Events](#)
- [Single Noise Events](#)

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Area Plan, Plan Area Statement, Community Plan or Master Plan?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Exposure of people to severe noise levels?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Exposure of existing structures to levels of ground vibration that could result in structural damage?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

### Discussion



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## 7. Light and Glare

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Include new or modified sources of exterior lighting?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Cause light from exterior sources to be cast off -site or onto public lands?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

### Discussion

## 8. Land Use

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Include uses which are not listed as permissible uses in the applicable Area Plan, Plan Area Statement, adopted Community Plan, or Master Plan?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Expand or intensify an existing non-conforming use?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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## 9. Natural Resources

Will the proposal result in:

- |  | Yes                   | No                               | No, with mitigation   | Data insufficient     |
|--|-----------------------|----------------------------------|-----------------------|-----------------------|
| a. A substantial increase in the rate of use of any natural resources? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Substantial depletion of any non-renewable natural resource?        | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

### Discussion

## 10. Risk of Upset

Will the proposal:

- |   | Yes                   | No                               | No, with mitigation   | Data insufficient     |
|---|-----------------------|----------------------------------|-----------------------|-----------------------|
| 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? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Involve possible interference with an emergency evacuation plan?   | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

### Discussion





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## 11. Population

Will the proposal:

- |  | Yes                   | No                               | No, with mitigation   | Data insufficient     |
|--|-----------------------|----------------------------------|-----------------------|-----------------------|
| a. Alter the location, distribution, density, or growth rate of the human population planned for the Region? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Include or result in the temporary or permanent displacement of residents?                                | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

### Discussion

## 12. Housing

Will the proposal:

- |  | Yes                   | No                               | No, with mitigation   | Data insufficient     |
|--|-----------------------|----------------------------------|-----------------------|-----------------------|
| a. Affect existing housing, or create a demand for additional housing?<br><i>To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:</i> |                       |                                  |                       |                       |
| 1. Will the proposal decrease the amount of housing in the Tahoe Region?   | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 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?  | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

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### 13. Transportation / Circulation

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Generation of 650 or more new average daily Vehicle Miles Travelled?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Changes to existing parking facilities, or demand for new parking?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Alterations to waterborne, rail or air traffic?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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## 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?:

	Yes	No	No, with mitigation	Data insufficient
a. Fire protection?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
b. Police protection?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Schools?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Parks or other recreational facilities?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Maintenance of public facilities, including roads?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
f. Other governmental services?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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## 15. Energy

Will the proposal result in:

- |   | Yes                   | No                               | No, with mitigation   | Data insufficient     |
|---|-----------------------|----------------------------------|-----------------------|-----------------------|
| a. Use of substantial amounts of fuel or energy?  | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

**Discussion:**

## 16. Utilities

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

- |   | Yes                   | No                               | No, with mitigation   | Data insufficient     |
|---|-----------------------|----------------------------------|-----------------------|-----------------------|
| a. Power or natural gas?  | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Communication systems?   | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?                              | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| e. Storm water drainage?  | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| f. Solid waste and disposal?  | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

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## 17. Human Health

Will the proposal result in:

- |  | Yes                   | No                               | No, with mitigation   | Data insufficient     |
|--|-----------------------|----------------------------------|-----------------------|-----------------------|
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Exposure of people to potential health hazards?                                     | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

### Discussion

## 18. Scenic Resources / Community Design

Current and historic status of the scenic resources standards can be found at the links below:

- [Built Environment](#)
- [Other Areas](#)
- [Roadway and Shoreline Units](#)

Will the proposal:

- |   | Yes                              | No                               | No, with mitigation   | Data insufficient     |
|---|----------------------------------|----------------------------------|-----------------------|-----------------------|
| a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?  | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> | <input type="radio"/> |
| b. Be visible from any public recreation area or TRPA designated bicycle trail?   | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| c. Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?       | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| d. Be inconsistent with the height and design standards required by the applicable ordinance, Community Plan, or Area Plan? | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?                     | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

### Discussion

Lake Tahoe



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## 19. Recreation

Current and historic status of the recreation standards can be found at the links below:

- [Fair Share Distribution of Recreation Capacity](#)
- [Quality of Recreation Experience and Access to Recreational Opportunities](#)

Will the proposal:

- |   | Yes                   | No                               | No, with mitigation   | Data insufficient     |
|---|-----------------------|----------------------------------|-----------------------|-----------------------|
| a. Create additional demand for recreation facilities?  | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| b. Create additional recreation capacity?   | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| c. Have the potential to create conflicts between recreation uses, either existing or proposed? | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| d. Result in a decrease or loss of public access to any lake, waterway, or public lands?        | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |

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## 20. Archaeological / Historical

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. An alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
c. Is the property associated with any historically significant events and/or sites or persons?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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## 21. Findings of Significance

	Yes	No	No, with mitigation	Data insufficient
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?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

### Discussion





**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:

*Jan Brisco*

Jan Brisco

at

Placer County

09062023

Person preparing application

County

Date

**Applicant Written Comments:** (Attach additional sheets if necessary)



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**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 this chapter and TRPA's Rules of Procedures.  YES  NO

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

Title of Evaluator

Date

Attachment C  
V(g) Findings

**PROJECT REVIEW CONFORMANCE CHECKLIST & V (g) FINDINGS**

(RESIDENTIAL)

Project Name: Cedar Flat Improvement Association Buoy Field Expansion

Project Type: Shorezone - Additional Mooring Buoys

APN / Project Number: 092-180-008, 092-180-055, 092-190-010 / MOOR2021-1827

Project Review Planner: Matt Miller Date of Review: 9/26/2023

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

**CATEGORY: AIR QUALITY**

THRESHOLD: CARBON MONOXIDE (CO)

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

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

THRESHOLD: OZONE

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

- 1. a. Does the project increase regional VMT? Y  N
- b. If yes, is the project consistent with Subsection 65.2.4? Y  N
- 2. a. Does the project include new gas/oil space/water heaters? Y  N
- b. If yes, is the project consistent with Subsection 65.1.4? Y  N
- 3. a. Does the project include a new stationary source of NO<sup>2</sup>? Y  N
- b. If yes, is the project consistent with Subsection 65.1.6? Y  N

THRESHOLD: PARTICULATE MATTER

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

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

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

THRESHOLD: VISIBILITY

INDICATOR: miles of visibility, veg and subregional path

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

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

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

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

THRESHOLD: NO<sup>2</sup> EMISSIONS

INDICATOR: VMT

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

THRESHOLD: WOOD SMOKE

INDICATOR: number of wood heaters

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

THRESHOLD: VMT

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

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

CATEGORY: WATER QUALITY

THRESHOLD: TURBIDITY

INDICATOR: turbidity of indicator stations

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

THRESHOLD: CLARITY, WINTER (IN LAKE)

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

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

THRESHOLD: PHYTOPLANKTON PRIMARY PRODUCTIVITY (IN LAKE)

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

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

THRESHOLD: DIN LOAD, SURFACE RUNOFF

INDICATOR: DIN x discharge, tributary network annual total 1

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

THRESHOLD: DIN LOAD, GROUNDWATER

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

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

THRESHOLD: DIN LOAD, ATMOSPHERIC

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

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

THRESHOLD: NUTRIENT LOADS, GENERAL

INDICATOR: sol. P x discharge sol. Fe x

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

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

INDICATOR: single reading, tributary network

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

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

INDICATOR: single reading tributary network

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

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

INDICATOR: single reading runoff sites

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

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

INDICATOR: single reading runoff site

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

**CATEGORY: SOIL CONSERVATION**

**THRESHOLD: IMPERVIOUS COVERAGE**

INDICATOR: area or coverage

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

**THRESHOLD: NATURALLY-FUNCTIONING SEZ**

INDICATOR: area of SEZ

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

**CATEGORY: VEGETATION**

**THRESHOLD: PLANT & STRUCTURAL DIVERSITY**

INDICATOR: plant & structural diversity

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

**THRESHOLD: MEADOW & RIPARIAN VEGETATION**

INDICATOR: area of meadow & riparian veg.

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

**THRESHOLD: DECIDUOUS RIPARIAN VEGETATION**

INDICATOR: area of riparian vegetation

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

**THRESHOLD: SHRUB ASSOCIATION**

INDICATOR: area of shrub association

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

**THRESHOLD: YELLOW PINE ASSOCIATION (not mature)**

INDICATOR: area of yellow pine assoc.

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

**THRESHOLD: RED FIR ASSOCIATION**

INDICATOR: area of red fir assoc.

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

**THRESHOLD: FOREST OPENINGS**

INDICATOR: size and location of forest openings

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

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

THRESHOLD: UNCOMMON PLANT COMMUNITITES

INDICATOR: habitat sites

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

THRESHOLD: SENSITIVE VEGETATION

INDICATOR: number of habitat sites

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

CATEGORY: WILDLIFE

THRESHOLD: SPECIAL INTEREST SPECIES

INDICATOR: number of habitat sites

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

CATEGORY: FISHERIES

THRESHOLD: EXCELLENT STREAM HABITAT

INDICATOR: sites of excellent stream habitat

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

THRESHOLD: GOOD STREAM HABITAT

INDICATOR: miles of good stream habitat

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

THRESHOLD: MARGIANL STREAM HABITAT

INDICATOR: miles of marginal stream habitat

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



**THRESHOLD: INSTREAM FLOWS**

INDICATOR: increase flows

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

**THRESHOLD: LAKE HABITAT**

INDICATOR: area of excellent habitat

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

**CATEGORY: NOISE**

**THRESHOLD: COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)**

INDICATOR: dBA, CNEL

- 1. a. Does the project involve the creation of a new or relocated land use? Y  N
- b. If yes, is the project consistent with the applicable plan area statement? Y  N
  
- 2. a. Is the project located within a transportation corridor as mapped on TRPA maps? Y  N
- b. If yes, does the project include components to reduce the transmission of noise from the corridor, in accordance with the TRPA Design Review Guidelines? Y  N

**CATEGORY: SCENIC RESOURCES**

**THRESHOLD: ROADWAY AND SHORELINE RATINGS**

INDICATOR: ratings

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

**CATEGORY: RECREATION**

**THRESHOLD: PRESERVE AND ENHANCE THE HIGH QUALITY RECREATION EXPERIENCE**

INDICATOR: dispersed rec. capacity

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

**CATEGORY: CODE/RULES OF PROCEDURE REQUIREMENTS**

- 1. Does the project require Governing Board Review (Chapter 2)? Y  N
- 5. Does the project require notice to adjacent property owners (Art. XII Rules of Procedure)? Y  N

6. Is the project consistent with the following:

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

Attachment D  
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](http://www.trpa.gov)

October 12, 2023

Jan Brisco  
PO Box 1888  
Tahoe City, CA 96145  
[jan@janbrisco.com](mailto:jan@janbrisco.com)

SENT VIA EMAIL

**CEDAR FLAT IMPROVEMENT ASSOCIATION BUOY FIELD EXPANSION, 4370 N LAKE BOULEVARD, PLACER COUNTY, CALIFORNIA, ASSESSOR'S PARCEL NUMBERS (APNs) 092-180-008, 092-180-055, 092-190-010, TRPA FILE NUMBER MOOR2021-1827**

Dear Ms. Brisco:

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

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

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

Thank you for your attention to this matter. If you have questions, please contact me by phone at (775) 589-5234 or by email at [mmiller@trpa.gov](mailto:mmiller@trpa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Miller".

Matt Miller  
Senior Environmental Specialist  
Permitting & Compliance Department



**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

*Draft*  
**CONDITIONAL PERMIT**

**PROJECT DESCRIPTION:** Expansion of an existing buoy field, lakeward of and accessory to  
**APNs:** 092-180-008, 092-180-055, 092-190-010

**PERMITTEE:** Cedar Flat Improvement Association

**FILE NUMBER:** MOOR2021-1827

**COUNTY/LOCATION:** Placer County / 4370 N Lake Boulevard

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on **October 12, 2023**, subject to the standard conditions of approval attached hereto (Attachment S) and the special conditions found in this permit.

This permit shall expire on **October 12, 2026** without further notice and the project shall be completed by the expiration date. 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 CONSTRUCTION, INSTALLATION, OR RELOCATION SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE, OR AUTHORIZED REPRESENTATIVE, 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; AND
- (3) THE PERMITTEE OBTAINS A STATE LANDS LEASE OR PERMIT, IF NECESSARY. THE STATE LANDS LEASE OR PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION 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 co-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 \_\_\_\_\_ Date \_\_\_\_\_

PERMIT CONTINUED ON NEXT PAGE

**APNs: 092-180-008, 092-180-055, 092-190-010**  
**FILE NO. MOOR2021-1827**

Application Filing Fees Paid (1): Amount \$ 4,183.20 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Mooring Registration Number: 10475

**Notes:**

- (1) See Special Condition 3.A., 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:

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

\_\_\_\_\_  
Date

**SPECIAL CONDITIONS**

1. This permit specifically authorizes the expansion of an existing buoy field by fifteen (15) new (additional) mooring buoys and anchor blocks and recognizes the relocation of existing mooring buoys within the field. A total of thirty-six (36) mooring buoys are now authorized as accessory structures to the Cedar Flat Improvement Association, APNs 092-180-008, 092-180-055, 092-190-010 which serves 131 residential units. This permit requires 56 square feet of fish habitat mitigation as five of the new and two of the relocated mooring buoys are within feed and cover habitat. Completion of this project will not result in reissuance of the BMP certificates.

See Special Condition 21 for the Mooring Buoy Locations table.

2. The Standard Conditions of Approval listed in Attachments S shall apply to this permit.
3. Prior to permit acknowledgement the following conditions of approval must be satisfied:
- A. The permittee shall submit additional application filing fees of \$4,183.20 for Hearings Officer review of six additional mooring buoys and relocation of two mooring buoys proposed in the revised application.
- B. The site plan shall be revised to include the following:
- (1) Remove the duplicative lakeward instance of mooring buoy #32 (N039.21151, W120.08627) shown on the proposed site plans.
- (2) Identify the locations of fish habitat mitigation for the two (2) existing mooring buoys relocated to feed and cover habitat.
- (3) Revise the mitigation notes to reflect seven (7) total mooring buoy blocks requiring mitigation, both new and relocated, totaling 56 square feet of fish habitat mitigation.

4. Vehicular access and parking shall be restricted to paved areas.
5. The permittee and contractor/installer shall certify mooring buoys and anchoring devices were installed and maintained in accordance with the approved plans by submitting Attachment B: Buoy Final Certification Form to TRPA **within two (2) weeks** of placement of mooring buoy(s). Failure to submit the form are grounds for enforcement action, including revocation of the permit and removal of the mooring buoy(s).
  - A. The permittee shall provide underwater photographs demonstrating the required fish habitat mitigation was placed.
6. Mooring registration and scenic mitigation fees shall be paid annually for each permitted mooring pursuant to Article 10 of TRPA Rules of Procedure. These fees are non-refundable, and the due date is subject to change.
7. Buoy anchoring devices shall not be relocated without prior TRPA approval. One anchoring device per mooring buoy is authorized.
8. The permittee shall affix the mooring registration tags to the mooring buoys authorized with this permit at the time of placement. The permittee shall maintain the tags and if lost or stolen, notify TRPA immediately for a replacement. The permittee authorizes TRPA to verify the presence of a TRPA buoy identification tag as required by subsection 82.7.4 of the TRPA Code of Ordinances.
9. Only one watercraft shall be moored to each mooring buoy and associated anchor.
10. The permittee shall inspect and maintain floats, chains, and anchoring devices to prevent loss or damage to watercraft and structures.
11. Buoys shall comply with the construction specifications in the approved plans and those set forth in the California Waterway Marking System or as otherwise recommended by the U.S. Army Corps of Engineers or Coast Guard.
12. No lights on buoys are authorized by this permit.
13. Disturbance of the lake bottom shall be kept to the minimum necessary for placement of buoy blocks. No removal or relocation of rock or other natural materials from Lake Tahoe is authorized by this permit.
14. The spill prevention plan shall be implemented during construction and all applicable agencies, including TRPA, shall be notified immediately if any discharge or release of hazardous material occurs.
15. **Locate all underground and underwater utilities.** If your project might disturb underwater utilities, call the regional Underground Service Alert (USA North: 1-800-227-2600) prior to placement or construction. California and Nevada state law both require the permittee to call USA DIGS at least 48 hours prior to commencement of construction.

16. This permit does not authorize any construction activities, staging, ground disturbance or other activities within the backshore or on the upland portions of the project area.
17. The permittee shall be responsible for contacting other regulatory agencies with potential jurisdiction over the approved buoy project to determine the permitting requirements of those agencies. Agencies with permitting jurisdiction in California include but are not limited to: U.S. Army Corps of Engineers, U.S. Coast Guard, CA State Lands Commission, Lahontan Regional Water Quality Control Board, and CA Dept. of Fish and Game.
18. 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.
19. Violation of any of the conditions of this permit, including annual registration requirements, shall be grounds for enforcement action including revocation of the permit. The process for the determination of the enforcement action, including notice and hearings, shall be pursuant to Article IX of TRPA's Rules of Procedure. If the permit is revoked, the permittee hereby agrees to remove the buoy(s) within 30 days, and alternatively, if the buoy(s) is not removed within 30 days, authorizes TRPA to remove the buoy(s) at the permittee's expense.
20. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

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



21. Mooring buoy anchors shall be placed in accordance with the approved site plan and the coordinates below:

Mooring Buoy Locations					
<i>Status</i>	<i>Mooring ID</i>	<i>Applicant's #</i>	<i>Latitude</i>	<i>Longitude</i>	<i>Allocation Number</i>
Existing	7804	#1	39.21290	-120.08620	n/a
Existing	7805	#2	39.21291	-120.08656	n/a
Existing	7806	#3	39.21297	-120.08686	n/a
Existing	7807	#4	39.21280	-120.08679	n/a
Existing	7808	#5	39.21268	-120.08649	n/a
Existing	7809	#6	39.21276	-120.08628	n/a
Existing	7810	#7	39.21257	-120.08672	n/a
Existing	7811	#8	39.21231	-120.08629	n/a
Existing	7812	#9	39.21233	-120.08663	n/a
Existing	7813	#10	39.21210	-120.08624	n/a
Existing	7814	#11	39.21215	-120.08657	n/a
Existing	7815	#12	39.21208	-120.08676	n/a
Existing	7816	#13	39.21185	-120.08675	n/a
Existing	7817	#14	39.21171	-120.08693	n/a
Existing	7818	#15	39.21156	-120.08676	n/a
Existing	7819	#16	39.21136	-120.08695	n/a
Existing	7820	#17	39.21107	-120.08658	n/a
Existing	7821	#18	39.21095	-120.08716	n/a
Existing	7822	#19	39.21081	-120.08737	n/a
Existing	7823	#20	39.21064	-120.08746	n/a
Existing	7824	#21	39.21045	-120.08751	n/a
New	13100	#22	39.21260	-120.08631	TRPA-20-MOOR-066
New	13101	#23	39.21260	-120.08612	TRPA-20-MOOR-067
New	13102	#24	39.21196	-120.08625	TRPA-20-MOOR-068
New	13103	#25	39.21200	-120.08643	TRPA-20-MOOR-069
New	13104	#26	39.21197	-120.08661	TRPA-21-MOOR-018
New	13105	#27	39.21180	-120.08638	TRPA-21-MOOR-019
New	13106	#28	39.21179	-120.08656	TRPA-21-MOOR-020
New	13107	#29	39.21170	-120.08671	TRPA-21-MOOR-021
New	13108	#30	39.21166	-120.08629	TRPA-21-MOOR-022
New	13109	#31	39.21165	-120.08648	TRPA-22-MOOR-023
New	13110	#32	39.21152	-120.08657	TRPA-22-MOOR-024
New	13111	#33	39.21141	-120.08643	TRPA-22-MOOR-025
New	13112	#34	39.21131	-120.08661	TRPA-22-MOOR-026
New	13113	#35	39.21141	-120.08677	TRPA-22-MOOR-027
New	13114	#36	39.21125	-120.08678	TRPA-22-MOOR-028

**END OF PERMIT**

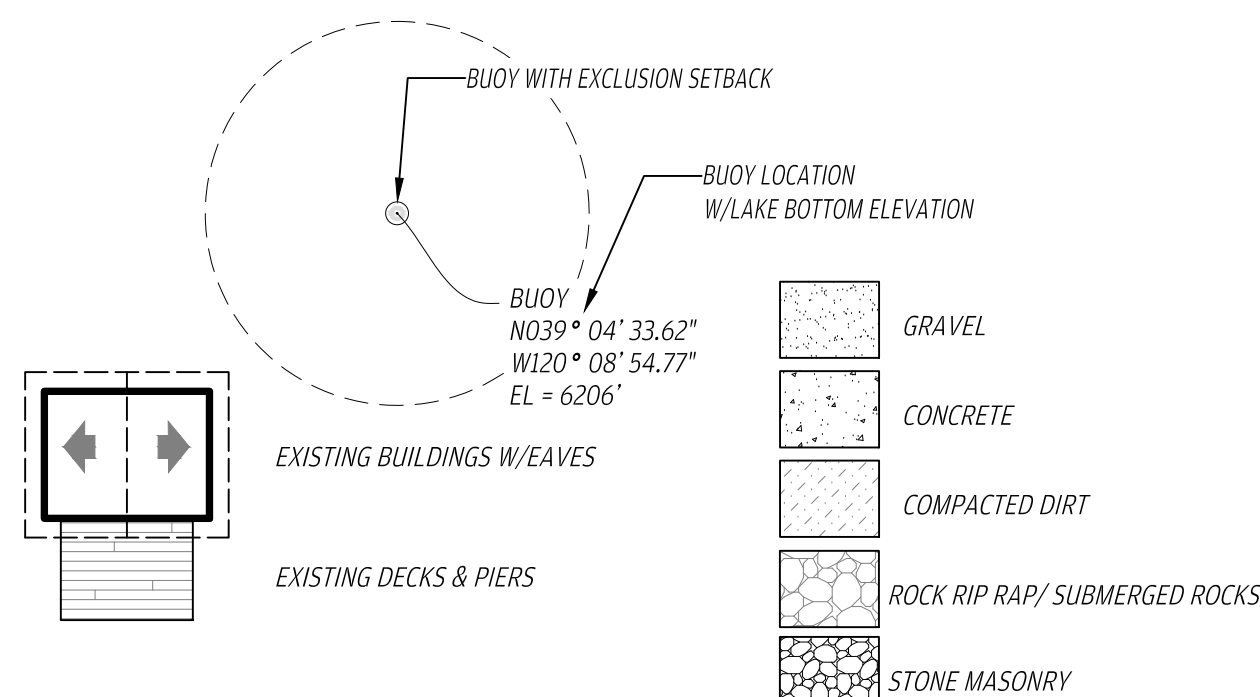
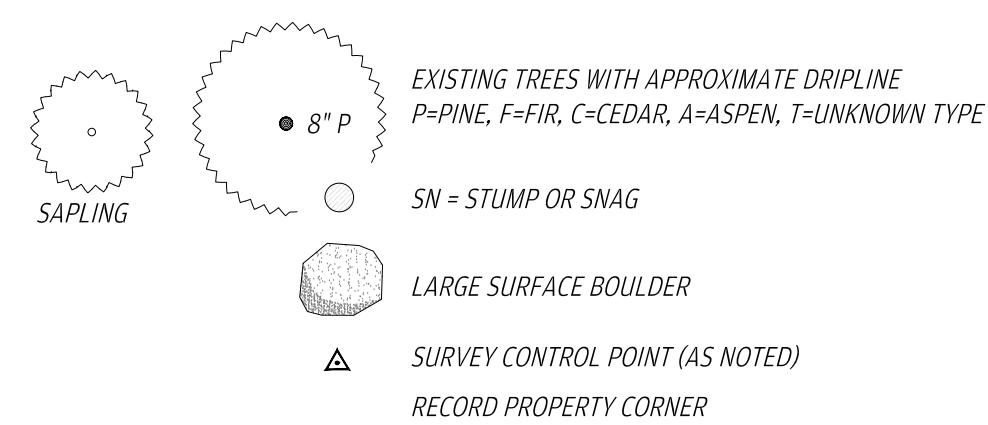
Attachment E  
Proposed Site Plan

**NOTES:**

- VERTICAL DATUM BASED ON FIELD MEASUREMENTS OF LAKE TAHOE AND SHOULD BE VERIFIED PRIOR TO USE IN ANY DESIGN. DATUM = LAKE TAHOE DATUM. HORIZONTAL DATUM IS STATE PLANES, CALIFORNIA ZONE II.
- THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA ROTATED TO GRID COORDINATES. PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
- THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO TRPA MAPPED STREAM MOUTH PROTECTION ZONES WERE WITHIN 300' OF SUBJECT PROPERTY.
- ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK SEPTEMBER, 2021.
- PROPERTY LINE PROJECTIONS, BUOY SETBACKS, GIS INTERPRETED DATA, AND ANY OTHER LITTORAL GOVERNING ITEMS DISPLAYED ON THIS MAP ARE BASED ON TRPA SHOREZONE ORDINANCE AND CALIFORNIA STATE LANDS COMMISSION AND MUST BE VERIFIED DIRECTLY WITH THE RELEVANT GOVERNING BODY PRIOR TO USE IN ANY DESIGN.
- THE DIGITAL DATA AND SURVEY CONTROL POINTS CONTAINED WITHIN THIS SURVEY ARE THE PROPERTY OF THE PROFESSIONAL LAND SURVEYOR. THE CLIENT NAMED ON THE TITLE SHEET IS PERMITTED A SINGLE-USE LICENSE FOR SAID DATA AND CONTROL POINTS FOR A PERIOD OF 2 YEARS FROM THE DATE OF FIELD WORK OUTLINED IN NOTE #6.
- THIS SURVEY SHALL NOT BE USED IN ANY DESIGN DOCUMENT, SUBMITTAL, OR FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY PROFESSIONAL LAND SURVEYOR.
- THE PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IN THE USE TO THE DATA CONTAINED IN THIS SURVEY IF ANY EDITS ARE MADE TO SAID INFORMATION.

**LEGEND:**

	RECORD PROPERTY LINE W/BEARING & DISTANCE
	RECORD PROPERTY LINE PROJECTION
	RECORD ADJACENT PROPERTY LINES
	RELAVENT LAKE ELEVATIONS - 6229.1', 6228.75' 6223.0, 6220', 6210'
	TRPA PIER HEADLINE PER TRPA GIS DATA
	SETBACK LINE PER ZONING CODE - LITTORAL PROPERTY PROJECTION SETBACK
	RECORD EASEMENT
	EDGE OF AC PAVING
	INTERMEDIATE CONTOUR (1' INTERVAL)
	INDEXED CONTOUR (5' INTERVAL)
	FISH SPAWN HABITAT BOUNDARY PER TRPA GIS DATA
	FEED COVER HABITAT BOUNDARY PER TRPA GIS DATA
	STREAM MOUTH PROTECTION ZONE BOUNDARY PER TRPA GIS DATA
	FLOWLINE
	FENCE



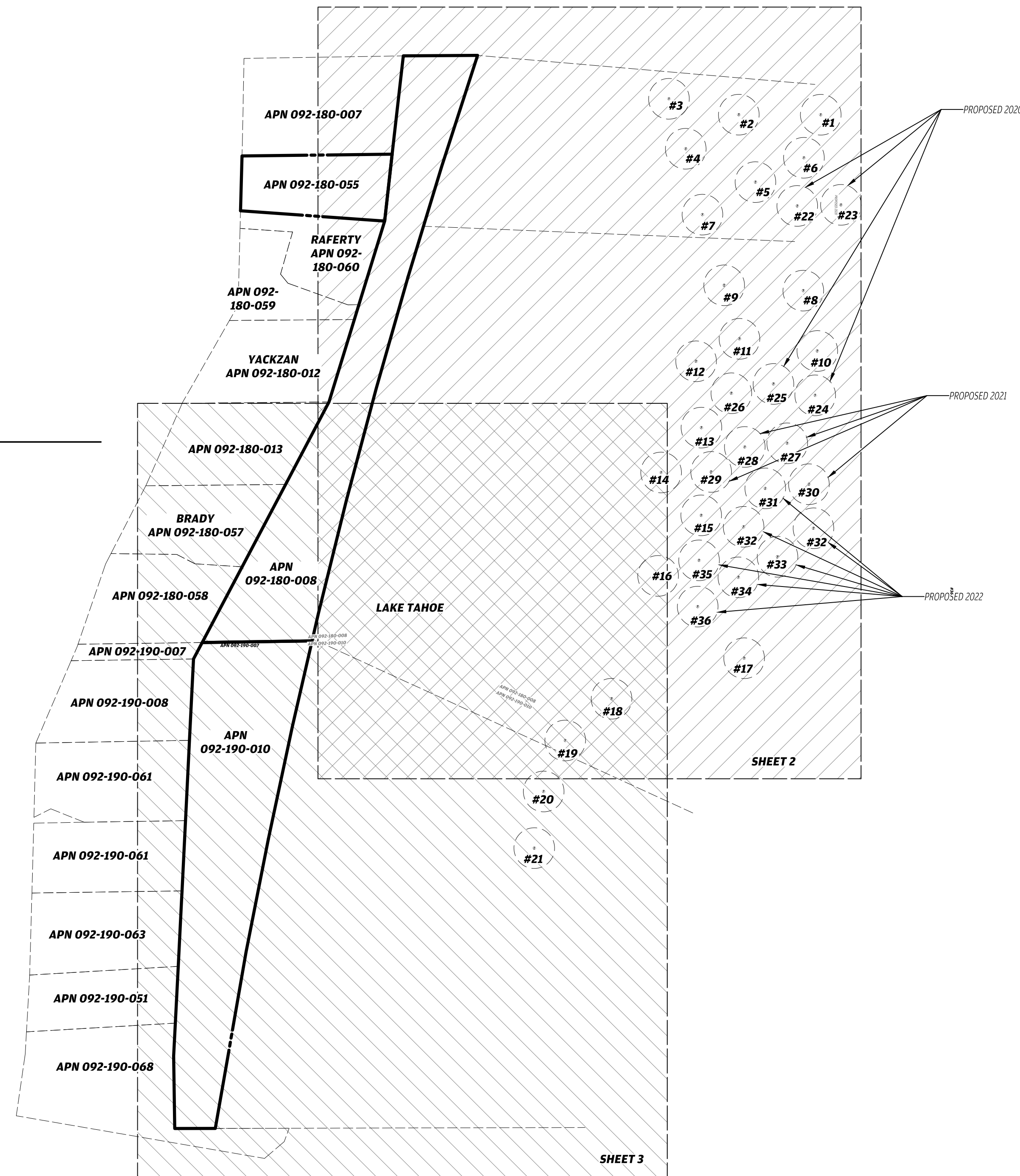
**MITIGATION NOTES:**

THE TOTAL NUMBER OF NEW BUOYS IS FIFTEEN (15). THE EXISTING BUOY FIELD RESIDES IN MARGINAL AND FEED & COVER FISH HABITATS. SIX OF THE NEW BUOY BLOCKS WILL BE PLACED IN FEED & COVER FISH HABITAT. MITIGATION FOR PLACING THE SIX (6) ADDITIONAL BUOY BLOCKS ON THE LAKEBED OF LAKE TAHOE INCLUDES THE FOLLOWING:  
 2,500 LB. BUOY BLOCK DIMENSIONS = 4FT X 2FT = 8 SF  
 FEED & COVER FISH HABITAT MITIGATION = 1:1  
 8 SF X 6 BUOYS = 48 SF OF FISH HABITAT MITIGATION  
 8 SF OF WASHED AND SILT-FREE GRANITE COBBLE APPROXIMATELY 2.5" - 4" INCHES IN SIZE WILL BE PLACED IN PYRAMIDS NEAR EACH OF THE SIX (6) PROPOSED BUOY BLOCKS

**CONSTRUCTION NOTES:**

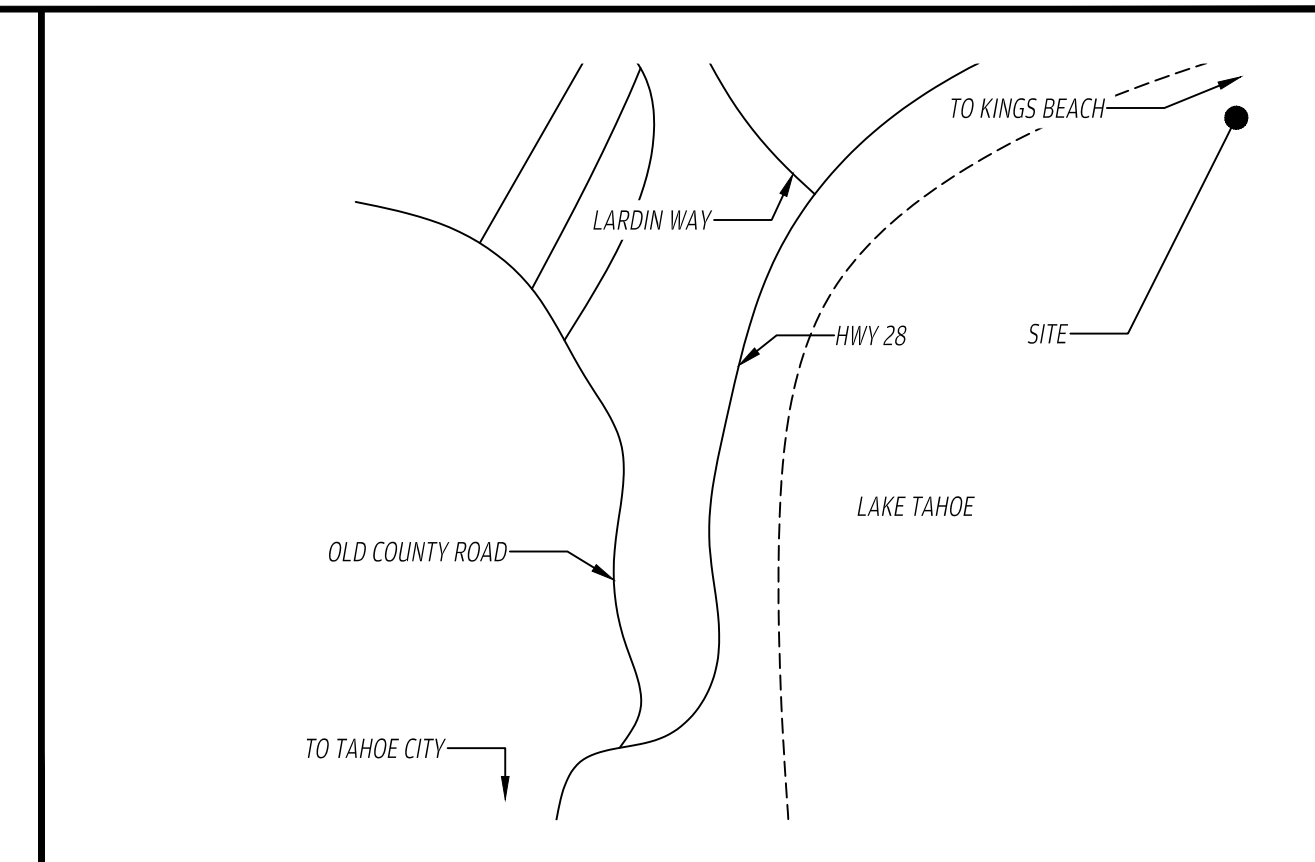
CONSTRUCTION AND PLACEMENT OF THE BUOY EQUIPMENT WILL BE PERFORMED BY AN EXPERIENCED BUOY PLACEMENT COMPANY OR MARINE CONTRACTOR FROM A BOAT.  
 THE BLOCK WILL BE PLACED ON THE LAKEBED USING A CRANE DROPPING IT OVER THE SIDE OF THE BOAT AND PLACING IT GENTLY ON THE LAKE BOTTOM. THE 3/8" STEEL CHAIN AND AN 18" WHITE WITH BLUE STRIPE US COAST GUARD APPROVED FLOAT WILL BE ATTACHED ALONG WITH THE TRPA REGISTRATION TAG.

A SPILL PREVENTION PLAN WILL BE ON-BOARD AT ALL TIMES, HOWEVER NO HAZARDOUS MATERIALS ARE UTILIZED IN THE PLACEMENT OF BUOY EQUIPMENT.



**OVERALL MAP**

1" = 100'

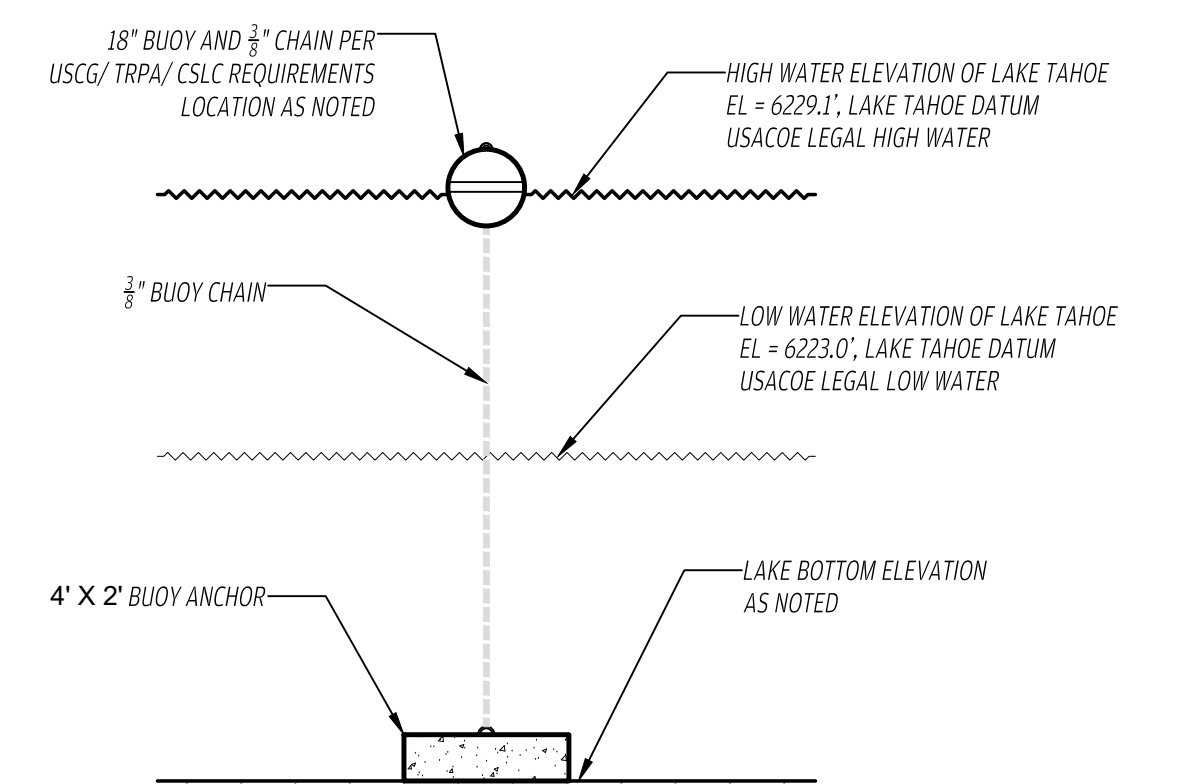


**VICINITY MAP**

NOT TO SCALE

**ABBREVIATIONS:**

A	ASPEN	ICV	IRRIGATION CONTROL VALVE
AE	ACCESS EASEMENT	L	LENGTH
AC	ASPHALT CONCRETE	LF	LINEAR FEET
APN	ASSESSORS PARCEL NUMBER	LWL	LOW WATER LINE
BLDG	BUILDING	MPE	MULTI-PURPOSE EASEMENT
BSBL	BUILDING SETBACK LINE	N	NORTH
BMP	BEST MANAGEMENT PRACTICE	NAPOTS	NOT A PART OF THIS SURVEY
C	CEDAR	OHW	OVERHEAD WIRES
CATV	CABLE TELEVISION	P	PINE
CL	CENTERLINE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PUE	PUBLIC UTILITY EASEMENT
COM	COMMUNICATIONS	R	RADIUS
CSLC	CALIFORNIA STATE LANDS COMMISSION	RE	RECREATION EASEMENT
D	DELTA ANGLE	ROW	RIGHT OF WAY
DE	DRAINAGE EASEMENT	S	SOUTH
DI	DRAINAGE INLET	SE	SEWER EASEMENT
E	EAST	SF	SQUARE FEET
ELEC	ELECTRICAL	SS	SANITARY SEWER
ELEV	ELEVATION	SSE	SNOW STORAGE EASEMENT
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
F	FIR	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	ST	STREET
GM	GAS METER	T	TREE
HWL	HIGH WATER LINE	TBM	TEMPORARY BENCHMARK
HR	HEIGHT REDUCTION	TELE	TELEPHONE
		USCOE	UNITED STATES ARMY CORE OF ENGINEERS
		W	WEST, WATER
		WM	WATER METER
		WV	WATER VALVE



**BUOY DETAIL**

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 travis@terragraphic.net

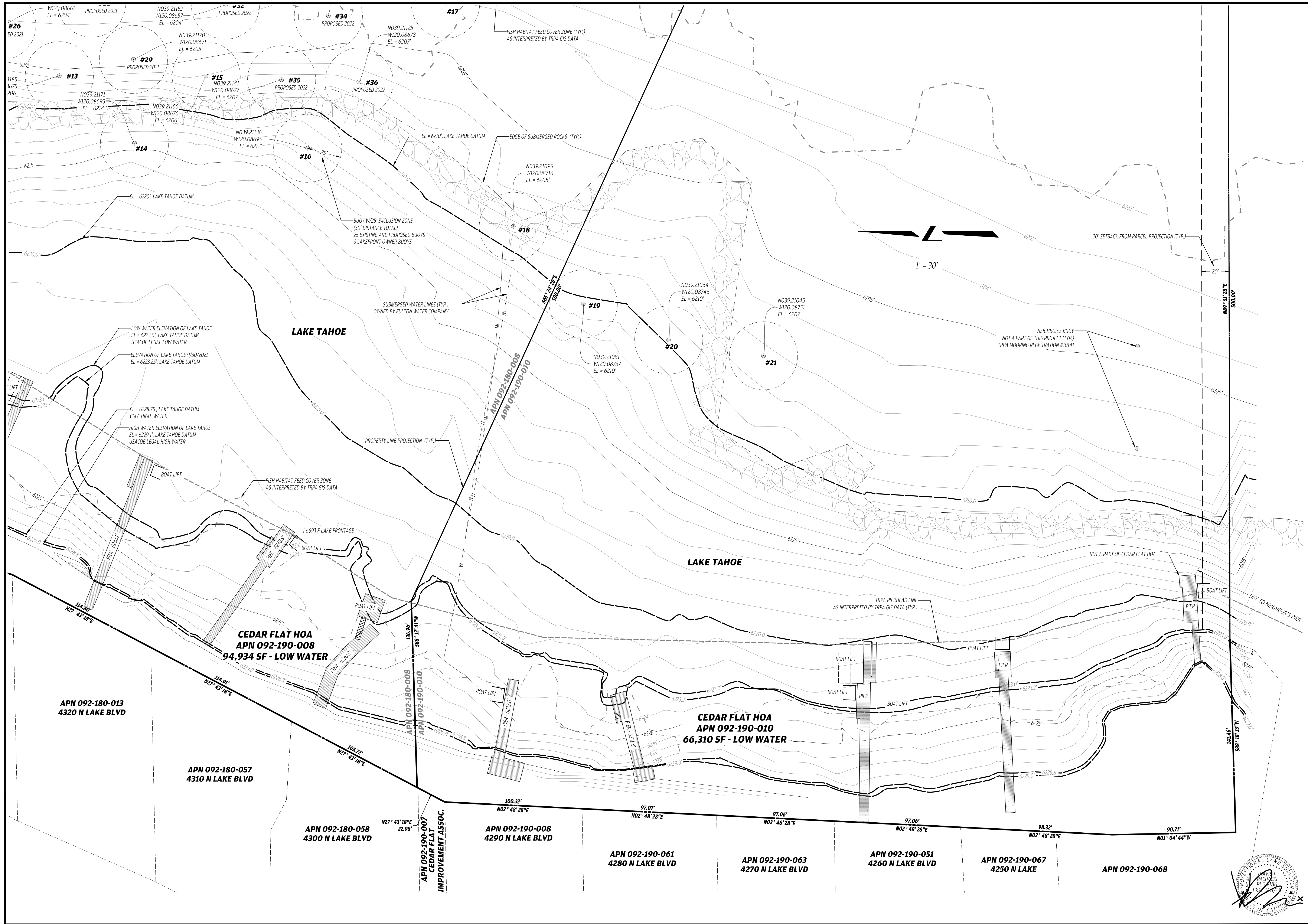
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**EXISTING AND PROPOSED BUOY PLAN FOR CEDAR FLAT IMPROVEMENT ASSOCIATION**

APN 092-180-008, APN 092-190-010  
 DOC# 1982-2502070  
 PLACER

DATE 10/5/2021  
 SCALE AS STATED  
 DRAWN TP  
 JOB NO. 21143  
 SHEET 1

CEDAR FLAT CALIFORNIA



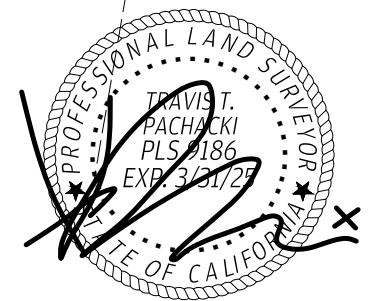
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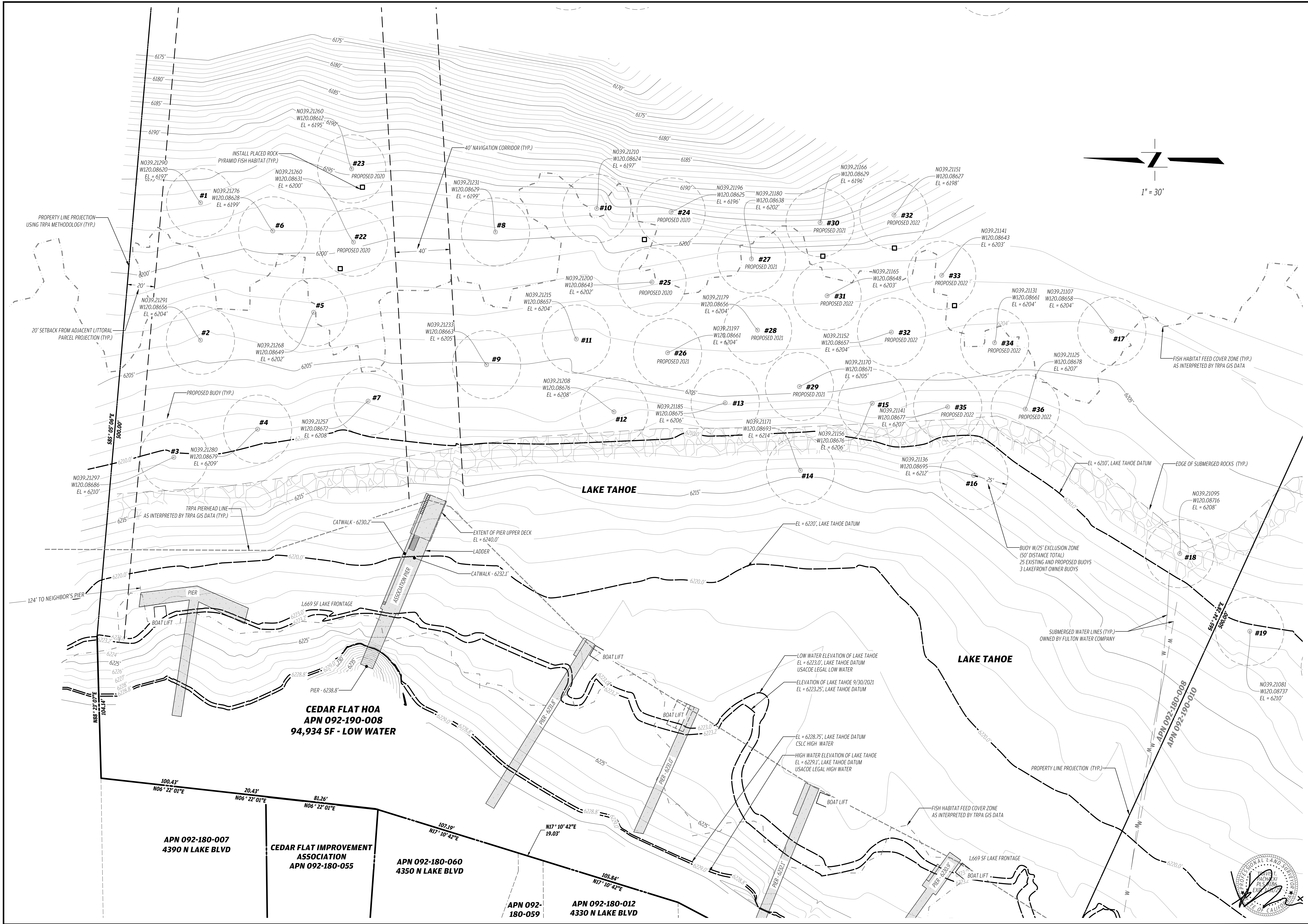
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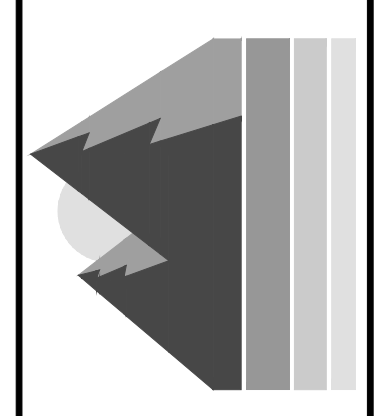






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 PLACER, CALIFORNIA

DATE: 10/5/2021  
 SCALE: AS STATED  
 DRAWN: TP  
 JOB NO.: 21143  
 SHEET: **3**

