



STAFF REPORT

Date: December 7, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Jeske Shoreline Protective Structure Reconstruction, 1780 N Lake Boulevard, Tahoe City, Placer County, California, Assessor's Parcel Number (APN) 094-160-013, TRPA File Number ERSP2023-1154

Proposed Action:

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

Staff Recommendation:

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

Project Description:

The applicant is proposing a new shoreline revetment and slope stabilization project at 1780 North Lake Boulevard in Tahoe City, Placer County, California. The applicant proposes to reconstruct and enhance the existing shoreline revetment, incorporate additional shoreline stabilization landward of the revetment, and re-align the existing shoreline access pathway. The southwestern side of the shoreline will require moderate enhancements utilizing existing material and installation of filter fabric, gravel, and cobbles to diminish the washing-out of soils. The northeastern portion of the shoreline will require a completely reconstructed revetment which will include using existing material and boulders but also importing additional 1.5-3-foot diameter boulders, keyed into the toe of the slope. Landward of the revetment, a 5-7-foot terrace will be created to make room for the placement of a rockery wall to stabilize the upland slope, to accommodate re-alignment of the access path, and create space for placement of vegetation. The top of the bluff will be somewhat graded and flattened. Additional improvements include installation of irrigation lines and electrical conduit to the new pier (approved with TRPA file number ERSP2020-0001).

All work will be performed from both the upland and by barge. No disturbance is proposed lakeward of the high water line. As much as practicable, the work will utilize hand and small motorized equipment such as a motorized wheelbarrow for transporting material and placement of rocks and supporting structure. Construction staging will occur in the upland residence driveway and along the top of the retaining structure. Temporary erosion control measures will be put into place.

Site Description:

The site is developed with a single-family dwelling and an existing rock revetment that is deteriorating, causing unstable conditions along the shoreline. There is an existing access pathway connecting the upland with the shoreline and a single-use pier. The property is located in the Rocky Ridge Residential

Subdistrict of the Placer County Tahoe Basin Area Plan, where single family dwellings are an allowed use and shoreline protective structures are a special use. The shoreline along the property is roughly 95 feet long from property line to property line, and the existing bluff sits approximately 50 feet higher than the high water line of Lake Tahoe. The northeast two-thirds of the bluff is very steep with average slopes of 40-45% causing existing vegetation to fail and cause significant erosion into the lake. The southwestern portion of the bluff is less steep and well vegetated. There is an existing access pathway from the upland to the shoreline, however the shoreline is eroded in this area. There is a 15-foot-wide eroded alcove in the shoreline, landward of the existing revetment.

Issues:

The proposed project involves a special use determination for the shoreline protective structure and therefore requires Hearing Officer review in accordance with Chapter 2, Subsection 2.2.2. of the TRPA Code. The project issues and others are discussed in the following staff analysis.

Staff Analysis:

- A. Environmental Documentation: The applicant completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant adverse effect on the environment. A copy of the completed IEC will be made available on the parcel tracker on Lake Tahoe Info <https://parcels.laketahoeinfo.org/Parcel/Detail/094-160-013>
- B. Land Use/Plan Area Statement: The project site is in the Rocky Ridge Residential Subdistrict of the Placer County Tahoe Basin Area Plan. The Land Use Classification is Residential. The proposed shoreline protective structure is accessory to the primary residential use and the revetment is designed to reduce the effects of erosion. Agency staff reviewed the Area Plan and determined the project is consistent with the applicable planning statement, planning considerations and special policies.
- C. Shorezone Tolerance District/Construction Methodology: The site is mapped as Shorezone Tolerance District 4, which exhibits volcanic rock shorelines with moderate potential for erosion. The potential increases where colluvium of volcanic debris is present and stony, sandy loams lie on 15 to 30 percent slopes; and alluvial shorezones where the shoreline is characterized by steep, crumbling cliffs with continuing erosion problems.

The following development standards are applicable to Shorezone Tolerance District 4:

- A. Permitted development or continued use may be conditioned upon installation and maintenance of vegetation to stabilized backshore areas and protect existing cliffs from accelerated erosion.
- B. Projects shall not be permitted in the backshore unless TRPA finds 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.
- C. Access to shoreline shall be restricted to stabilized access ways which minimize the impact to the backshore.
- D. Access to buoys shall be designed to cause the least possible environmental hard to the foreshore and backshore.

- E. Access to piers, floating platforms, and boat ramps shall be designed to cause the least possible alteration to the backshore.

The purpose of the project is to provide long term protection of the backshore from accelerated erosion. Access to the shoreline will be restricted to existing stabilized areas landward of the top of the bluff and the access path that already exists. Any access required by water will be done so using a barge or amphibious vehicle. Any areas temporarily disturbed by construction or construction access will be revegetated upon completion of the revetment project.

- D. Fish Habitat: The nearshore area lakeward of the property is mapped as spawning habitat. There is no work proposed lakeward of the mapped high-water line.

Required Actions:

Staff recommends the Hearings Officer:

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

Contact Information:

For questions regarding this agenda item, please contact Tiffany Good, Principal Planner, at (775) 589-5283 or tgood@trpa.gov. To submit a written public comment, email 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. Draft Permit
- C. Project Area Photographs
- D. Project Plans
- E. Initial Environmental Checklist

Attachment A
Required Findings

Attachment A
Required Findings

The following is a list of the required findings as set forth in Chapters 4, 21, 80, 81, 84 and 85 of the TRPA Code. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

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

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

Permitted development or continued use may be conditioned upon installation and maintenance of vegetation to stabilize backshore areas and protect existing cliffs from accelerated erosion. Projects shall not be permitted in the backshore and upland unless TRPA finds 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. Access to shoreline shall be restricted from the upland to stabilized access ways which minimize the impact to the backshore. The purpose of the project is to protect the shoreline from further erosion.

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

TRPA staff has completed the “Project Review Conformance Checklist and Article V (g) Findings” in accordance with Section 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Also, the applicant has completed an Initial Environmental Checklist (IEC) which was reviewed by TRPA staff. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed checklist and IEC will be made available online at <https://parcels.laketahoeinfo.org/Parcel/Detail/094-160-013>

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

The project, as conditioned, will comply with all applicable air and water quality standards for the region. The project as designed will enhance water quality values through improved shoreline stability and reduced erosion.

2. Chapters 21 and 81 – Special Use Findings.

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

While there is a small, existing revetment at the toe of the slope, it does not protect the shoreline from erosion as scouring has occurred behind (landward) of the revetment. The new revetment and slope stabilization are consistent with revetments and shoreline stabilization that have occurred in the surrounding areas, as this area of shoreline is steep in most sections (<30%) and many properties have undergone work to stabilize the shoreline and backshore areas. Based on the analysis contained in the administrative record and the IEC, the proposed project is an appropriate use for the project area.

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

The project as designed will address the deterioration of the existing revetment and shoreline and inhibit further erosion which will benefit on and off-site environmental conditions. The proposed project includes several components to ensure the structure will not cause significant erosion or modification of the foreshore on the property or adjacent properties; including improved rock and soil materials, addressing scouring around the existing revetment, upland slope stabilization to prevent upland sloughing and eroding of material into the lake, and enhanced vegetative screening. The re-designed revetment and slope stabilization will maintain and improve the existing soil and rock materials with appropriate materials and improved particle-size distribution will improve both the dissipation of wave energy and filtering of eroded materials.

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

Shoreline revetments/slope stabilization are allowed, special uses in the Rocky Ridge Residential subdistrict of the Tahoe Basin Area Plan. The scope and scale of the proposed work is consistent with the TBAP and also is consistent with similar projects on adjacent and nearby properties with the same objective of stabilizing the shoreline and backshore and preventing future erosion into Lake Tahoe. Further, the applicant is proposing substantial vegetative screening in order to both help stabilize the slope and also provide screening of the manmade rock wall and as such, the project will retain the general character of the shoreline in this area. The project is not expected to affect or change the character of the neighborhood and does not affect or alter the purpose of the applicable plan area statement which lists shoreline protective structures as a

permissible special use. The project as designed and conditioned is compatible with, and will not adversely affect, the residential character of the surrounding neighborhood.

4. Chapter 80 – Shorezone Findings:

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

The proposed shoreline revetment is designed to protect the shoreline from the continued effects of erosion and therefore will not have negative effects on wildlife habitat. There are no known waterfowl nesting areas in the area. There is spawning habitat in the foreshore and nearshore adjacent to the project area. However, the project area will remain landward of the mapped high water line and therefore permanent impacts to spawning habitat are not anticipated. The lake bottom and spawning habitat areas temporarily disturbed by construction impacts will be restored upon completion of the project. The project will include the use of temporary BMPs as necessary to protect water quality.

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

The proposed shoreline erosion protection provided by the rock revetment is an accessory use to the upland residential use.

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

Shoreline protective structures are permissible and special uses in the Rocky Ridge Residential Subdistrict of the Placer County Tahoe Basin Area Plan. The reconstructed revetment and slope stabilization as designed and conditioned, will be compatible with existing shorezone and lakezone uses in the immediate vicinity. The design of the project will ensure access along the shoreline is maintained.

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

The reconstructed revetment will armor the backshore of the project area from continued effects of soil erosion and wave erosion. The design is water dependent. The project design is intended to effectively reduce wave energy and protect the shoreline from erosion.

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

Hazardous materials will not be used during construction. As a condition of final permit approval, the permittee shall provide an emergency spill prevention plan to be implemented for any emergency associated with leaking equipment.

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

A construction methodology is required to be submitted prior to construction to ensure construction and access techniques will be used to minimize disturbance to the ground and vegetation. Construction access and equipment storage is proposed to occur primarily from the lake via barge or amphibious vehicle. Any access from the upland property will be confined to existing walkways. All construction wastes will be collected and disposed of at the nearest approved dumpster or sanitary landfill site. Temporary material staging and storage is not permitted along the shoreline or in the backshore.

- (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 location of the proposed revetment and slope stabilization project is within the backshore of the property, above the highwater line and will not affect navigation or create a threat to public safety within Lake Tahoe.

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

TRPA solicited comments from public agencies with jurisdiction in the lake at the September 19th meeting. Representatives from the California State Lands Commission raised questions over how public access through the public trust will be retained; however the applicant clarified that all work will occur above the mapped high water line and that material will be brought in to address the scouring that has occurred landward of the existing revetment. Representatives from the Lahontan Regional Water Quality Control Board indicated that the revetment at the toe of the slope should be sloping, dynamic, and vegetated. The conditional permit reflects these requirements as that is also consistent with TRPA requirements. None of the agencies with jurisdiction had received applications for the proposed work at the time of the Shoreline Review Committee meeting, which is typical as TRPA may require significant changes to the project design during review and it is more efficient for applicants to apply to others once the TRPA review is finalized.

5. Chapter 84 - Shoreline Protective Structure Findings:

- (a) Structures in the backshore or environmental threshold values will be enhanced by the construction and maintenance of the protective structures.

The revetment will address both existing and potential slope erosion caused by the destabilization of the shoreline and the backshore. The revetment will limit lakeshore erosion, dissipate wave energy, and decrease sediment entering Lake Tahoe. The revetment will provide benefits while maintaining and improving the existing soil and rock materials and upholding the character of the shoreline.

- (b) The protection of structures in the backshore or the enhancement of environmental threshold values more than offset the adverse environmental effects of the construction and maintenance of the shoreline protective structures.

The reconstructed revetment will stabilize the shoreline. The goals of the project are to increase shoreline stability and to minimize erosion and sediment transport into the lake.

- (c) Each protective structure has been designed to be sloping and permeable; provided, however, that this finding is not necessary if TRPA concurrently makes the findings required under subparagraph 84.7.1.B.

The shoreline revetment is designed to be sloping and permeable at the base of the revetment. An upland retaining wall for slope stabilization will also be constructed as a part of the project, but since it is above the water line the retaining wall does not have to be sloping and permeable.

- (d) Each protective structure has been designed so that backshore erosion on adjacent properties will not be accelerated as a result of the erection of the protective structure.

As designed, the revetment will not cause any significant long-term impacts to the environment as documented in the geotechnical engineer's report (Reno Tahoe Geo Associates, Inc, April 19, 2021) prepared for the project.

6. Chapter 85 - Findings for Erosion Control and Similar Projects:

- (a) The project, program, or facility is necessary for environmental protection.

The applicant proposes to construct a shoreline revetment to stabilize the shoreline that has experienced some erosion due to the steepness of the slope, the instability of the backshore, and wave action. The goals of the project are to increase safety, stability, and shoreline stability. The design of the rock revetment is intended to reduce wave energy and stabilize the shoreline and backshore slope in order to minimize erosion and sediment transport into the lake.

- (b) There is no reasonable alternative, which avoids or reduces the extent of encroachment in the backshore.

The proposed project will address erosion within the backshore and thus encroachment into the backshore cannot be avoided. The project design and construction methodology prescribe the minimum encroachment necessary to inhibit further degradation of the backshore. Without this work, erosion and slope instability will continue.

Attachment B
Draft Permit

**Attachment B
CONDITIONAL PERMIT**

PROJECT DESCRIPTION: Shoreline Protective Structure/Slope Stabilization APN: 094-160-013
PERMITTEE: David William Jeske, TTE FILE #: ERSP2023-1154
COUNTY/LOCATION: 1780 N Lake Boulevard, Tahoe City, Placer County, California

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on **December 14, 2023**, subject to the standard conditions of approval attached hereto (Attachments Q and S) and the special conditions found in this permit.

This permit shall expire on **December 14, 2026**, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

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



TRPA Executive Director/Designee 12/14/23

Date

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

Signature of permittee(s) _____ Date _____

(PERMIT CONTINUED ON NEXT PAGE)

APN 094-160-013
FILE NO. ERSP2023-1154

Security Posted (1): Amount \$5,000.00 Posted _____ Type _____ Receipt No. _____

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

Security Posted (1): Amount \$10,000.00 Posted _____ Type _____ Receipt No. _____

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

Notes:

- (1) See Special Condition 3.D, below.
- (2) See TRPA Filing Fee Schedule.
- (3) See Special Condition 3.G, below.
- (4) See TRPA Filing Fee Schedule.

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

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

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit authorizes the reconstruction and enhancement of the existing shoreline revetment, additional shoreline stabilization landward of the revetment, and re-alignment of the existing shoreline access pathway. The southwestern side of the shoreline will require moderate enhancements utilizing existing material and installation of filter fabric, gravel, and cobbles. The northeastern portion of the shoreline will require a completely reconstructed revetment which will include using existing material and boulders but also importing additional 1.5-3-foot diameter boulders, keyed into the toe of the slope. Landward of the revetment, a 5-7-foot terrace will be created to make room for the placement of a rockery wall to stabilize the upland slope, to accommodate re-alignment of the access path, and create space for placement of vegetation. The top of the bluff will be somewhat graded and flattened. Additional improvements include installation of irrigation lines and electrical conduit to the new pier (approved with TRPA file number ERSP2020-0001).
2. The Standard Conditions of Approval listed in Attachments Q and S shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. Impacts from construction to the lake bottom and spawning fish habitat shall be restored after construction, consistent with the methodologies prescribed for fish habitat mitigation in TRPA

Code Section 84.11.2. The permittee shall provide to TRPA a fish habitat restoration plan for review prior to acknowledgement of this permit. If the applicant demonstrates that there will be no construction-related impacts, this condition will

- B. Permittee shall include water quality BMP calculations and methodology for the newly aligned access path.
 - C. The permittee shall provide a planting and landscape plan demonstrating consistency with the vegetative screening depicted in Sheet 1 "Scenic Elevations" in the Scenic Analysis.
 - D. The permittees shall transfer to the property coverage/restoration credits for minimum access to the pier in accordance with TRPA Code Sections, 85.5.4, 85.5.1.E, and 30.5.3. Note that all coverage/restoration credit transfers must be in compliance with Chapter 30 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure. **The permittee shall submit a security in the amount of \$5,000 to be held until the restoration credits can be transferred to the site and the access to the pier completed and inspected by TRPA.**
 - E. The permittee shall submit a final construction sequence and methodology plan for TRPA review and approval.
 - F. The permittee shall provide an emergency spill prevention plan to be implemented for emergencies associated with leaking construction equipment. The Plan shall require absorbent sheets/pads to be available within the project area. A contact list of all emergency response agencies shall always be available at the project site during construction.
 - G. The security required under Standard Condition I.B. of Attachment Q shall be \$10,000.00. The security shall not be released until TRPA determines the project was constructed and all required water quality BMPs are installed in accordance with the permit.
 - H. The permittee shall submit electronic copies of final construction drawings.
- 4. All landscaping and native vegetation shall be maintained in perpetuity in a condition consistent with this approval. The use of fertilizer backshore is prohibited.
 - 5. The project shall be constructed in accordance with the recommendations of the approved construction methodology plan.
 - 6. 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.

7. It is the permittee's responsibility to receive authorization and/or obtain any necessary permits from other responsible agencies for the proposed project.
8. Any and all temporary soil stockpiles shall be appropriately covered with tarps and contained by temporary erosion control fences and/or coir logs with gravel bags.
9. Best practical control technology shall be employed to prevent earthen materials from being re-suspended or transported to adjacent lake waters because of construction activities.
10. Disturbance of lakebed materials the removal of rock materials from Lake Tahoe is prohibited.
11. All employee construction vehicles shall be parked on existing paved surfaces.
12. All rock material (gravel, cobble, and/or boulders) imported to the site for use in the shoreline construction area shall be thoroughly washed and shall be free of any silt and clay material.
13. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
14. Grading and excavation is prohibited at any time of the year during periods of precipitation and for the resulting period of time when the site is covered with snow or is saturated, muddy or unstable.
15. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.
16. For the authorized construction area landward of the high-water line, the site shall be winterized in accordance with the provisions of Attachment Q by October 15th unless a grading season exception is granted.
17. The shoreline protective structure shall be maintained in a condition consistent with the approved project plans in perpetuity.

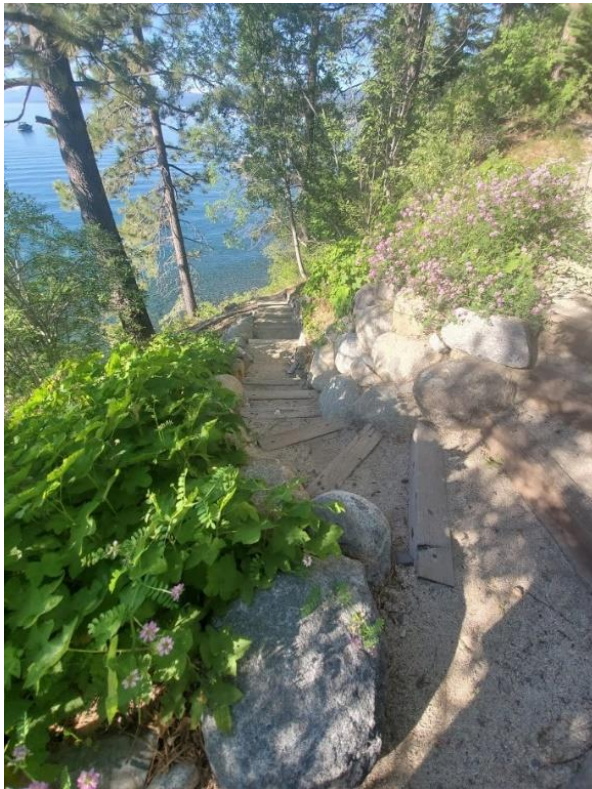
18. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced. Prior to release of the project security all existing water quality BMPs shall be maintained and/or reinstalled to ensure effectiveness.
19. All excavated materials shall be hauled away from the site to a legally acceptable location.
20. Any change to the project requires approval (except for TRPA exempt activities) of a TRPA plan revision permit prior to the changes being made to any element of the project (i.e. structural modifications, coverage, scenic, grading, BMPs, etc.). Failure to obtain prior approval for modifications may result in monetary penalties and removal of the unapproved elements.

END OF PERMT

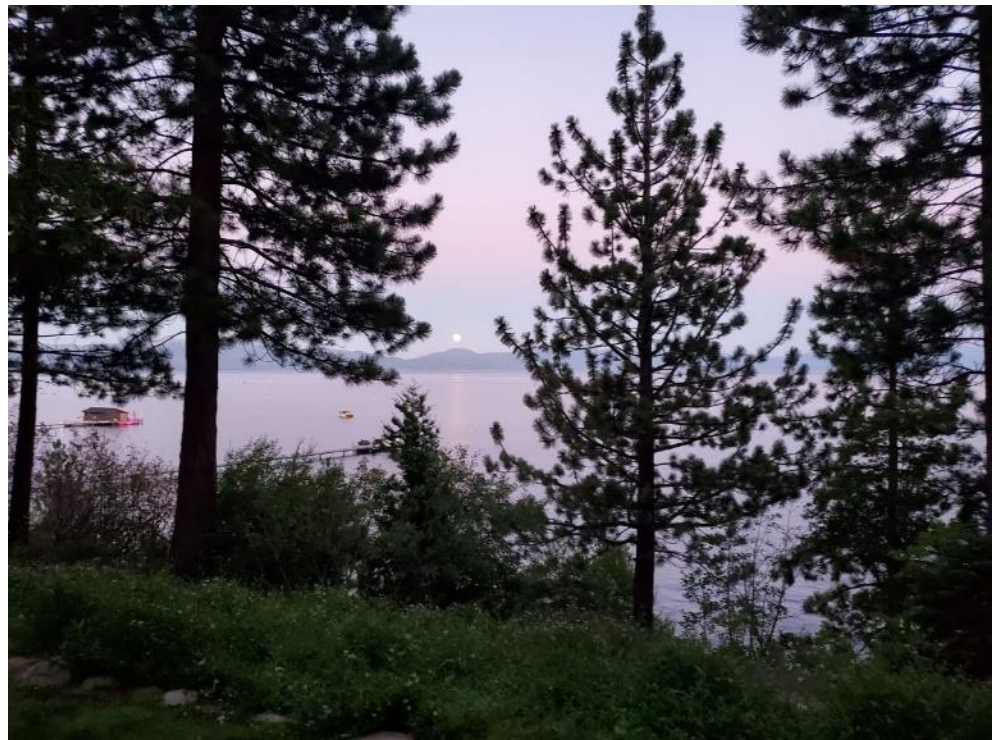
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Attachment C
Project Area Photographs

**JESKE NEW PIER
SHOREZONE PHOTOS
1780 North Lake Blvd., Tahoe City
Placer County APN: 094-160-013**



**JESKE NEW PIER
SHOREZONE PHOTOS
1780 North Lake Blvd., Tahoe City
Placer County APN: 094-160-013**



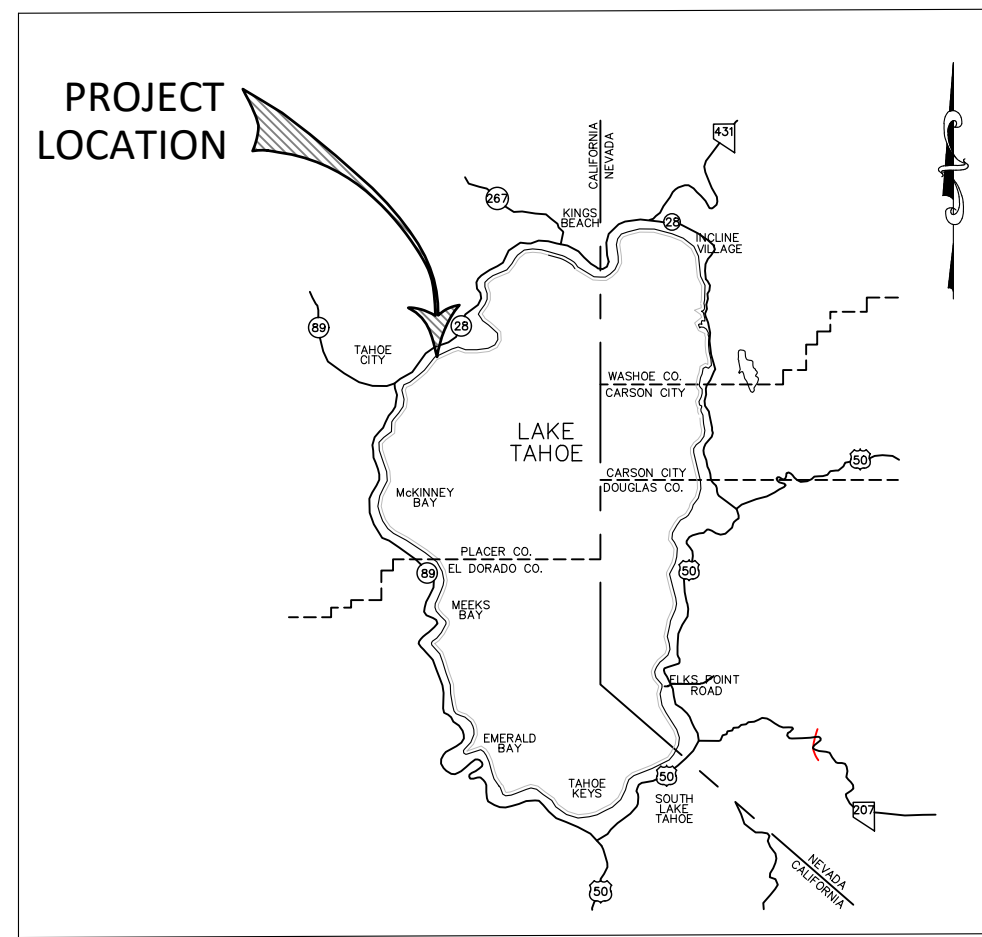
Attachment D
Project Plans

JESKE PIER ACCESS WALKWAY & BANK STABILIZATION

1780 N. LAKE BLVD

APN# 094-160-013

TAHOE CITY, PLACER COUNTY, CALIFORNIA



VICINITY MAP
SCALE: NTS

PROJECT INFORMATION:

THIS PROJECT INVOLVES THE REPAIR, STABILIZATION OF AN ACTIVELY ERODING SHORELINE AND SLOPE AND REBUILDING AN ACCESS PATH. THE SHORELINE ERODED DOWNWARD AND LANDWARD SINCE A 2000 TOPOGRAPHIC SURVEY.

THE COMPLETED BANK RESTORATION WILL PROVIDE THE ARMORING NECESSARY TO DISSIPATE WAVE ENERGY AND DIMINISH THE POTENTIAL FOR THE ERODIVE FORCES OF WAVE IMPACT AT HIGH LAKE LEVEL, RESULTING IN A REDUCTION OF EROSION AND SEDIMENT TRANSPORT TO LAKE TAHOE.

THE PROJECT DOES NOT INVOLVE ADDITION TO STRUCTURES OR CHANGES IN COVERAGE EXCEPT THE EXTENDED PATH LENGTH TO ACCESS THE NEW PIER. ALL WORK WILL BE IN (OR IMMEDIATELY ADJACENT TO) THE BACKSHORE. NO WORK WILL BE PROPOSED IN LAKE TAHOE (BELOW THE 6229.1 CONTOUR).

PROJECT AREA QUANTITIES:

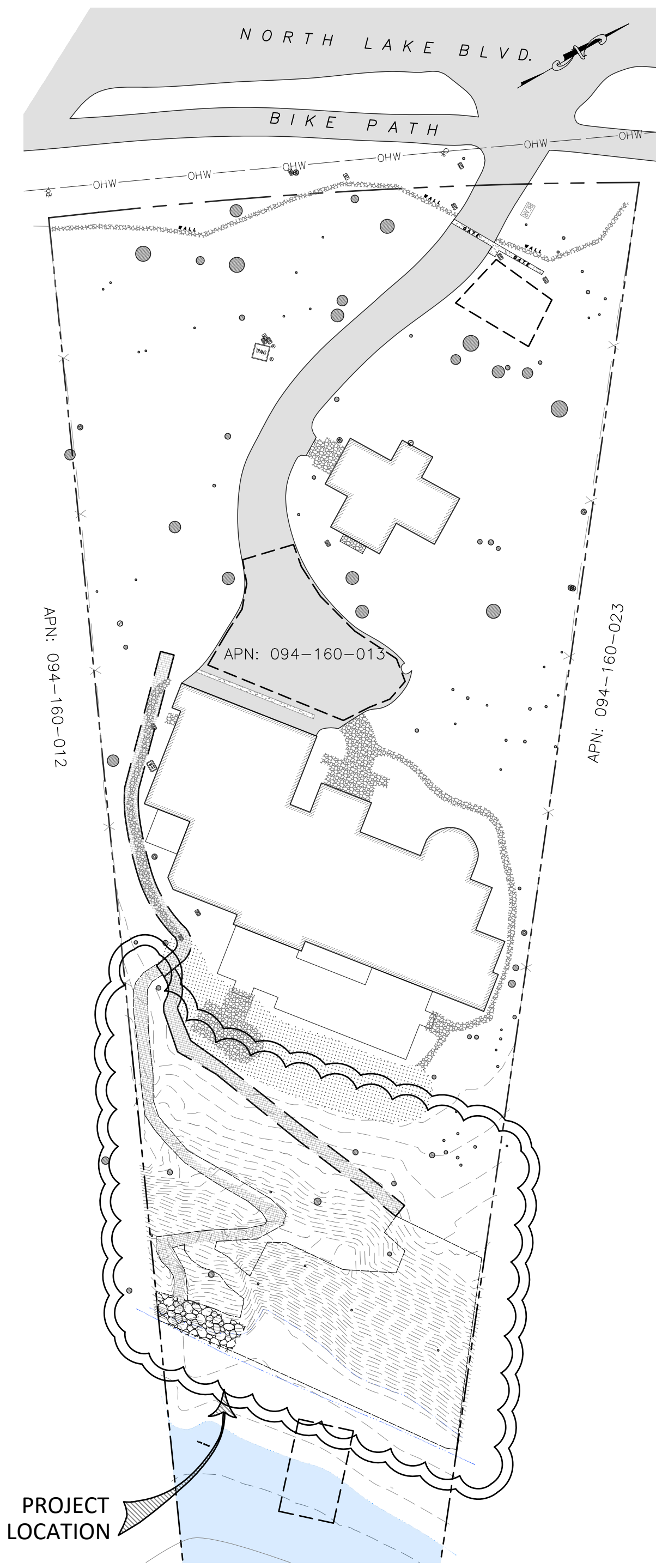
AREA DESCRIPTION:	DISTURBED (SF)
LAND CAPABILITY CLASS 5	218.8
LAND CAPABILITY CLASS 1b (ABOVE 2019 LAKE TAHOE HWL 6229.1')	2,358.1
LAND CAPABILITY CLASS 1b (BELOW 2019 LAKE TAHOE HWL 6229.1')	769.3
LAND CAPABILITY CLASS 1b (TOTAL)	3127.4

EARTHWORK QUANTITIES:

VOLUME DESCRIPTION:	APPROX. CUT (CF)	APPROX. FILL (CF)	APPROX. NET (CF)
ABOVE ELEVATION 6229.1'			
UPPER SLOPE FLATTENING (ABOVE ELEV 6250)	35	0	<35>
UPPER SLOPE ROCK SLOPE PROTECTION	0	5	5
PATH TREAD RECONSTRUCTION (100 FEET) 0	30	30	
PATH ROCKERY CONSTRUCTION TO WEST (25 FT)	10	20	10
MISC. BENCHING OF 45 DEGREE SLOPE	100	40	<60>
ROCKERY WALL	25	110	85
SOIL & COBBLES	0	30	30
NET QUANTITIES	200	235	35
TOTAL	200	315	115

SURVEY:

- 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 ASSUMED.
- THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA. 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.
- ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK SEPTEMBER 27, 2019.
- BUILDING SETBACKS AND COVERAGE CALCULATIONS BASED ON PLACER COUNTY ZONING ORDINANCE AND THE TRPA 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.



PROJECT LOCATION

LOCATION MAP
SCALE: 1" = 30'

ENGINEER:

Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS

P.O. Box 18449 Reno, Nevada 89511 TEL (775)853-9100 FAX (775)853-9199

CONTACT: JONATHAN PEASE, P.E. VANESSA GALLO, P.E.
ph: (775) 560-4089 ph: (775) 527-5525
e: jpease@rtgeo.com e: vgallo@rtgeo.com

OWNER: DAVID JESKE
1 HOTELING CT.
KENTFIELD, CA 94904
(415) 412-7480
davidj@gmail.com

CONTACT: JAN BRISCO
PO BOX 1888
TAHOE CITY, CA 96145
(530) 583-6882
jan@janbrisco.com

SHEET INDEX:

T1.0	TITLE SHEET
T1.1	NOTES & SPECIFICATIONS
C1.0	TEMPORARY BMP PLAN
C2.0	SITE IMPROVEMENT PLAN
C2.1	GRADING PLAN
C3.0	SECTIONS AND DETAILS
C3.1	DETAILS

ABBREVIATIONS:

(NOTE: NOT ALL ABBREVIATIONS MAY BE USED IN THIS PLAN SET)

±	APPROXIMATE	FG	FINISHED GRADE	PVC	POLYVINYL CHLORIDE PIPE
&	AND	FH	FIRE HYDRANT	RTGA	RENO TAHOE GEO ASSOCIATES
AC	ASPHALTIC CONCRETE	FL	FLOW LINE	R/W	RIGHT OF WAY
A	ASPEN	FT	FEET/FOOT	S	SLOPE
BW	BOTTOM OF WALL	G	GAS	SD	STORM DRAIN
C	CEDAR	HWL	HIGH WATER LEVEL 6229.1FT	SDMH	STORM DRAIN MANHOLE
CL	CENTERLINE	H	HORIZONTAL	SE	SLAB ELEVATION
CMP	CORRUGATED METAL PIPE	IE	INVERT ELEVATION	SHT	SHEET
CO	CLEANOUT	INFO	INFORMATION	SN	SNAG
CONC	CONCRETE	L	LENGTH	SP	SUGAR PINE
CONST	CONSTRUCT	LF	LINEAL FEET	SQ	SEQUOIA
CP	CONCRETE PIPE	LP	LOW POINT	SS	SANITARY SEWER
CW	COTTON WOOD	LWL	LOW WATER LEVEL	SSMH	SANITARY SEWER MANHOLE
CY	CUBIC YARD	MH	MANHOLE	ST	STUMP
∅	DIAMETER	MHW	MEAN HIGH WATER LEVEL	TW	TOP OF WALL
DBH	DIAMETER AT BREAST HEIGHT	MLW	MEAN HIGH WATER LEVEL	TYP	TYPICAL
DI	DROP INLET	NTS	NOT TO SCALE	V	VERTICAL
E	ELECTRICAL	OHE	OVERHEAD ELECTRIC	W	WIDTH
EE	EAVE ELEVATION	OHU	OVERHEAD UTILITY	W	WILLOW
EG	EXISTING GRADE	P	PINE	WLW	WILLOW
EL	ELEVATION	(P)	PROPOSED	WRW	WOOD RETAINING WALL
(E)	EXISTING	PCC	PORTLAND CEMENT CONCRETE	WSE	WATER SURFACE ELEVATION
EX	EXISTING	PL	PROPERTY LINE	W/	WITH
F	FIR	PUE	PUBLIC UTILITY EASEMENT		

LEGEND:

(NOTE: NOT ALL LINE-TYPES OR HATCHES MAY BE USED IN THIS PLAN SET)

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	LAND CAPABILITY
---	LAKE TAHOE HIGH WATER LEVEL (EL = 6229.1')
○	TURBIDITY CURTAIN/SILT FENCE WITH FIBER ROLLS
---	CONSTRUCTION FENCE
---	DAYLIGHT LINE (TOP OR TOE OF GRADED SLOPE)
---	GEOTEXTILE (NON-WOVEN)
---	LONG-TERM EROSION CONTROL MAT
---	TREE PROTECTION
---	(P) UNDERGROUND ELECTRIC
---	(P) WATER LINE
---	EXISTING PAVEMENT
---	EXISTING WALL
---	TEMPORARY CONSTRUCTION ACCESS ROAD
---	RIPRAP/BOULDERS
---	ROCKERY WALL
○	TREE LOCATION
○	TREE DBH IN INCHES, TREE SPECIES
✕	TREE REMOVAL
---	STONE PATH - ACCESS FROM RESIDENCE TO SHORELINE

APPROVAL:

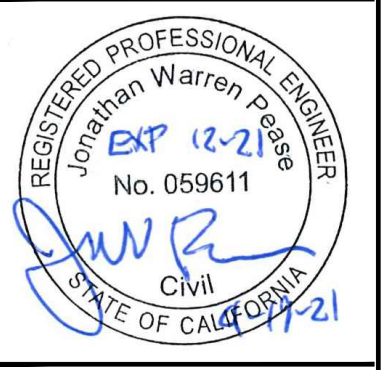
TAHOE REGIONAL PLANNING AGENCY

DATE _____

REV.	DATE	BY	APP'D

Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
P.O. Box 18449
Reno, Nevada 89511
TEL (775)853-9100
FAX (775)853-9199

TITLE SHEET
JESKE PIER ACCESS WALKWAY & BANK STABILIZATION
APN: 094-160-013
1780 N. LAKE BLVD.
TAHOE CITY
PLACER COUNTY CALIFORNIA



DATE: 4/19/2021
JOB NUMBER: 20126.001
DESIGNED BY: JWP
DRAWN BY: DS
CHECKED BY: JWP

SHEET
T1.0



GENERAL NOTES:

- CONTRACTOR SHALL HAVE SIGNED PLANS IN HIS POSSESSION PRIOR TO COMMENCEMENT OF WORK.
- LOCATION OF EXISTING UNDERGROUND UTILITIES WAS NOT A PART OF THIS DESIGN. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION, INCLUDING ANY WATERLINE INTAKES FROM THE LAKE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND/OR UTILITY DISTRICTS AS TO THE LOCATION OF ALL UNDERGROUND FACILITIES. LOCATION AND DEPTH OF EXISTING UTILITIES WHERE SHOWN ON PLANS ARE BASED ON BEST AVAILABLE INFORMATION. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION OR THAT ALL UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, PROTECT, AND MAINTAIN ALL EXISTING UTILITIES. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING U.S.A. 1-800-642-2444 EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING GROUND SURFACE.
- THE CONTRACTOR SHALL ATTENTIVELY EXAMINE THE SITE IN SUCH A MANNER THAT HE CAN CONFIRM EXISTING SURFACE CONDITIONS WITH THOSE PRESENTED IN PROJECT DOCUMENTS. CONTRACTOR TO ASSESS THE QUANTITY OF EXPOSED MATERIALS AND SUBSURFACE SOIL OR ROCK DEPOSITS HAVE BEEN SATISFACTORILY REPRESENTED IN THE PROJECT DRAWINGS. ANY DISCREPANCIES THAT MAY BE OF PRIOR KNOWLEDGE TO THE CONTRACTOR THAT IS REVEALED THROUGH HIS INVESTIGATION SHALL BE MADE AVAILABLE TO THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT DOCUMENTS PRIOR TO CONSTRUCTION.
- THE WORK IN THIS CONTRACT INCLUDES ALL ON-SITE WORK DESCRIBED ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.
- LAND CAPABILITY CLASSES AND BACKSHORE PER TRPA PARCEL TRACKER (LAKETAHOEINFO.ORG) FILE ERSP2020-001 APPROVED ON 7/17/2000 AND UPDATED ON 3/10/2021 BY ADELE GERZ.
- CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND ANY OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- NO GRADING, FILLING, CLEARING OF VEGETATION, OPERATION OF EQUIPMENT OR DISTURBANCE OF THE SOIL SHALL TAKE PLACE IN AREAS WHERE ANY HISTORIC OR PREHISTORIC RUINS OR MONUMENTS OR OBJECTS OF ANTIQUITY ARE PRESENT OR COULD BE DAMAGED. IF ANY HISTORIC OR PREHISTORIC RUINS OR MONUMENTS OR OBJECTS OF ANTIQUITY ARE DISCOVERED, ALL GRADING, FILLING, CLEARING OF VEGETATION, OPERATION OF EQUIPMENT OR DISTURBANCE OF THE SOIL SHALL IMMEDIATELY CEASE AND SHALL NOT RECOMMENCE UNTIL FURTHER NOTICE.
- THE WORK IN THIS CONTRACT INCLUDES ALL ON-SITE WORK DESCRIBED ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.
- THE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OR ACTUAL SAMPLES OF ALL MATERIALS TO BE USED ON THE SITE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO USE OF SUCH MATERIALS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE OF HIS INTENTION TO COMMENCE WORK AND 24 HOURS FOR ALL SURVEYING AND INSPECTION DURING CONSTRUCTION TO THE:

OWNER: DAVID JESKE
TEL (415) 412-7480

OWNER'S REPRESENTATIVE: JAN BRISCO
TEL (530) 583-6882

LEAD AGENCY: TAHOE REGIONAL PLANNING AGENCY
TEL (775) 588-4547

ENGINEER: RENO TAHOE GEO ASSOCIATES, INC
TEL (775) 853-9100

CONTRACTOR SHALL KEEP THE SAME PARTIES INFORMED REGARDING THE PROGRESS OF WORK, PARTICULARLY THE STOPPING/ RE-STARTING OF WORK DUE TO UNFORESEABLE CIRCUMSTANCES.

- THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER, CONFORMING TO ALL PERTINENT SAFETY REGULATIONS, TO INSURE A TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE, TO THE SATISFACTION OF THE FIRE DEPARTMENT.
- CONSTRUCTION ACCESS WILL BE PERMITTED BEGINNING MAY 1 AND CONTINUE UNTIL OCTOBER 15.
- TEMPORARY PARKING FOR THE PROJECT RELATED VEHICLES SHALL BE EXISTING PAVED SURFACES, EXISTING COMPACTED ROAD SHOULDERS, OR IN THE AREA DESIGNATED ON THE APPROVED PLAN SET.

CONSTRUCTION NOTES:

- CONTRACTOR TO VERIFY ONSITE ALL ASPECTS OF PROPOSED DESIGN PRIOR TO BEGINNING OF WORK. IF CONFLICT, CONCERN OR THE NEED FOR ALTERATION ARISE, IMMEDIATELY CONTACT RENO TAHOE GEO ASSOCIATES, INC. (RTGA) FOR RE-DESIGN.
- PRIOR TO UNDERTAKING ANY CORRECTIVE ACTION BY THE CONTRACTOR REGARDING CROSSING LOCATION OR ALIGNMENT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, THE ENGINEER ASSUMES NO LIABILITY FOR THE COSTS INCURRED FOR THIS WORK.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, (E) CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE), ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, NEIGHBORING DOCKS, EXISTING BUOYS AND DOCKED BOATS, EXISTING VEGETATION AND TREE ROOTS, PAVEMENT, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING AND PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
- CONSTRUCTION SHALL BE PERFORMED FROM THE SHORE OR BARGE. THE CONTRACTOR SHALL SUBMIT A DETAILED WRITTEN DESCRIPTION OF HIS PROPOSED WORK METHODS WITH SHOP DRAWINGS, AS NECESSARY, TO THE OWNER FOR APPROVAL PRIOR TO COMMENCING WORK.
- ALL BOULDERS AND ROCK MATERIALS SHALL BE CLEANED OF SILT OR SEDIMENT PRIOR TO DELIVERY TO SITE.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, CURRENT EDITION.
- WHERE THE REMOVAL OF ANY VEGETATION IS IN QUESTION, THE CONTRACTOR SHALL PROTECT THE AREA UNTIL A DECISION BY THE OWNER CAN BE MADE. IF ANY TREES ARE SCARRED, THEY SHALL BE IMMEDIATELY REPAIRED WITH AN APPROVED TREE SEALANT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING AND SHORING PROCEDURES AND CONFORM TO THE LATEST O.S.H.A. OR OTHER RELEVANT SAFETY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ONSITE AND OFFSITE. STREETS SHALL BE WASHED AS NECESSARY.
- NO ROCK OUTCROPS OR BOULDERS SHALL BE MOVED OR DISTURBED DURING THE CONSTRUCTION PROCESS.
- SURPLUS CONSTRUCTION MATERIALS AND CONSTRUCTION WASTE MATERIALS SHALL BE REMOVED FROM THE PROJECT AND DEPOSITED ONLY AT APPROVED LOCATIONS, AT THE CONTRACTOR'S EXPENSE.

BMP NOTES:

- ALL TEMPORARY BMP'S MUST BE IN PLACE PRIOR TO START OF DEMOLITION AND/OR CONSTRUCTION.
- THE CONTRACTOR SHALL MONITOR AND MAINTAIN THE BMP CONSTRUCTION/INSTALLATION/OPERATION TO ENSURE THAT THEY ARE CLEAN, IN GOOD REPAIR, AND CONTINUE TO PROPERLY FUNCTION. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS, AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS.
- WORK SHALL BE ACCOMPLISHED IN SUCH A MANNER TO MINIMIZE DISTURBANCE OF ON-SITE SOILS. THE CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN SILTATION CONTROL DEVICES, IF IN THE OPINION OF THE OWNER OR REGULATORY AGENCY. CUT MATERIAL CAN BE STOCKPILED ONSITE AT DESIGNATED CONSTRUCTION STAGING AREAS AND PROTECTED FROM WIND AND WATER EROSION THROUGH THE INSTALLATION OF FIBER ROLLS SURROUNDING THE STOCKPILE, COUPLED WITH COVERING THE STOCKPILED MATERIAL WITH A NONWOVEN GEOTEXTILE. MATERIAL OTHER THAN CLEAN WASHED BOULDERS SHALL NOT BE STOCKPILED BELOW ELEVATION 6229.1 FEET.
- NO MATERIAL OR EQUIPMENT SHALL ENTER OR BE PLACED IN THE AREAS PROTECTED BY FENCING OR OUTSIDE THE APPROVED CONSTRUCTION AREA. ALL PROJECT RELATED VEHICLES SHALL PARK ON (E) PAVED SURFACES, (E) COMPACTED ROAD SHOULDERS, OR IN THE AREA DESIGNATED BY THE PLANS AND/OR OWNER. EXISTING VEGETATION AND GROUND OUTSIDE OF THE DESIGNATED CONSTRUCTION AREA, CONSTRUCTION ACCESS ROAD, AND CONSTRUCTION STAGING AREAS SHALL NOT BE DISTURBED. CONSTRUCTION FENCING SHALL BE INSTALLED PER PLAN IN ORDER TO PROTECT AREAS OUTSIDE OF THESE DESIGNATED AREAS.
- LOOSE SOIL MOUNDS OR SURFACES SHALL BE PROTECTED FROM WIND OR WATER EROSION BY BEING APPROPRIATELY COVERED WHEN CONSTRUCTION IS NOT IN ACTIVE PROGRESS.
- EXCAVATED MATERIAL SHALL BE STORED UPGRADE FROM THE EXCAVATED AREA WHENEVER POSSIBLE. NO MATERIAL OR EQUIPMENT SHALL BE STORED WITHIN THE THE BACKSHORE.
- ONLY EQUIPMENT OF A SIZE AND TYPE THAT WILL DO THE LEAST AMOUNT OF DAMAGE, UNDER PREVAILING SITE CONDITIONS, AND CONSIDERING THE NATURE OF THE WORK TO BE PERFORMED, WILL BE USED.
- NO WASHING OF VEHICLES OR HEAVY EQUIPMENT, SHALL BE PERMITTED ANYWHERE ON THE SUBJECT PROPERTY.

TRPA SPECIAL CONDITIONS:

- WORK SHALL BE ACCOMPLISHED IN SUCH A MANNER TO MINIMIZE DISTURBANCE OF ONSITE SOILS OR STIRRING UP SEDIMENT IN LAKE TAHOE. THE CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN SILTATION CONTROL DEVICES, IF IN THE OPINION OF THE OWNER OR REGULATORY AGENCY, THERE IS A POSSIBILITY OF SILTATION OF LAKE TAHOE WATERS DUE TO CONSTRUCTION ACTIVITIES.
- FERTILIZER USE ON THE PROPERTY SHALL BE MANAGED TO INCLUDE THE APPROPRIATE TYPE OF FERTILIZER, RATE, AND FREQUENCY OF THE APPLICATION TO AVOID RELEASE OF EXCESS NUTRIENTS AND MINIMIZE USE OF FERTILIZER.
- NO TREES SHALL BE REMOVED OR TRIMMED FOR VIEW ENHANCEMENT PURPOSES WITHOUT PRIOR WRITTEN APPROVAL.
- THE ADEQUACY OF ALL BMP'S AS SHOWN ON THE CONSTRUCTION PLANS SHALL BE CONFIRMED AT THE TIME OF THE TRPA PRE-GRADING INSPECTION. ANY REQUIRED MODIFICATIONS, AS DETERMINED BY TRPA, SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.
- ALL EXISTING DISTURBED AREAS, AND AREAS DISTURBED BY CONSTRUCTION ACTIVITY, SHALL BE REVEGETATED WITH VEGETATION SPECIES IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES.
- NO SPRAY PAINTING WILL BE CONDUCTED AS PART OF THIS PROJECT.
- THE USE OF THE TRIBUTYL TIN FOR THIS PROJECT IS PROHIBITED.
- THE DISCHARGE OF PETROLEUM PRODUCTS, CONSTRUCTION WASTE AND LITTER, OR EARTHEN MATERIALS (EXCEPT FOR BOULDER, COBBLE, AND GRAVEL MATERIAL REQUIRE FOR REPAIR OF THE REVETMENTS) TO THE SURFACE WATERS OF LAKE TAHOE IS PROHIBITED.
- ALL SURPLUS CONSTRUCTION MATERIALS AND CONSTRUCTION WASTE MATERIALS SHALL BE REMOVED FROM THE PROJECT AND DEPOSITED ONLY AT APPROVED LOCATIONS.
- ALL CONSTRUCTION AND GRADING ACTIVITIES WILL ADHERE TO THE STANDARDS FOUND IN CHAPTERS 62 AND 63 OF THE TRPA CODE OF ORDINANCES.
- THE CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIALS ON THE BEACH OR IN THE BACKSHORE, EXCEPT FOR BOULDER AND COBBLE MATERIAL TO BE USED IN THE REPAIR OF THE REVETMENTS.
- CONTRACTOR SHALL PROTECT BOLE AND ROOTS OF EXISTING TREES BETWEEN ELEV. 6232 AND 6236. THE BOLES SHALL BE PROTECTED WITH WOOD PLANKING THAT IS STRAPPED OR TIED IN PLACE.
- NO CONTAINERS OF FUEL, PAINT, OR OTHER HAZARDOUS MATERIALS MAY BE STORED ON THE PIER OR SHORELINE.

COVERAGE TABLE:

ALLOWABLE COVERAGE

Total Lot Area		43,698 S.F.
Base Allowable Coverage		
jHc(S)	38,537 S.F. @ 25% =	9,634 S.F.
SEZ (1b)	5,161 S.F. @ 1% =	52 S.F.
TOTAL ALLOWABLE COVERAGE		9,686 S.F.

EXISTING COVERAGE (S.F.)

	jHc(S)	sez (1b)	TOTAL
House/Garage/Guest House	5,233	0	5,233
Entry	162	0	162
Decks	934	0	934
A.C. Drive & Walk	3,613	0	3,613
Stone Patios/BBQ	243	0	243
Path	118	0	118
Banked	0	75	75
TOTAL EXISTING COVERAGE	10,303	75	10,378

PROPOSED COVERAGE (S.F.)

	jHc(S)	sez (1b)	TOTAL
House/Garage/Guest House	5,233	0	5,233
Entry	162	0	162
Decks	934	0	934
A.C. Drive & Walk	3,613	0	3,613
Stone Patios/BBQ	243	0	243
Path	118	472.5	591
TOTAL PROPOSED COVERAGE	10,303	472.5	10,776

COVERAGE TO BE MITIGATED (S.F.)

	sez (1b)	TOTAL
Path (Class 1b)	472.5	472.5
Class 1b Mitigation Factor		1.5
TOTAL RESTORATION CREDITS PURCHASED FROM CTC		708.75

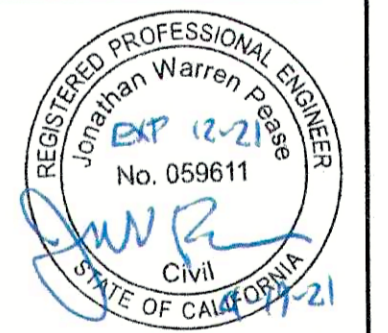
BY: APP'D								
REV:	DATE							



Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS

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TEL (775) 853-9100
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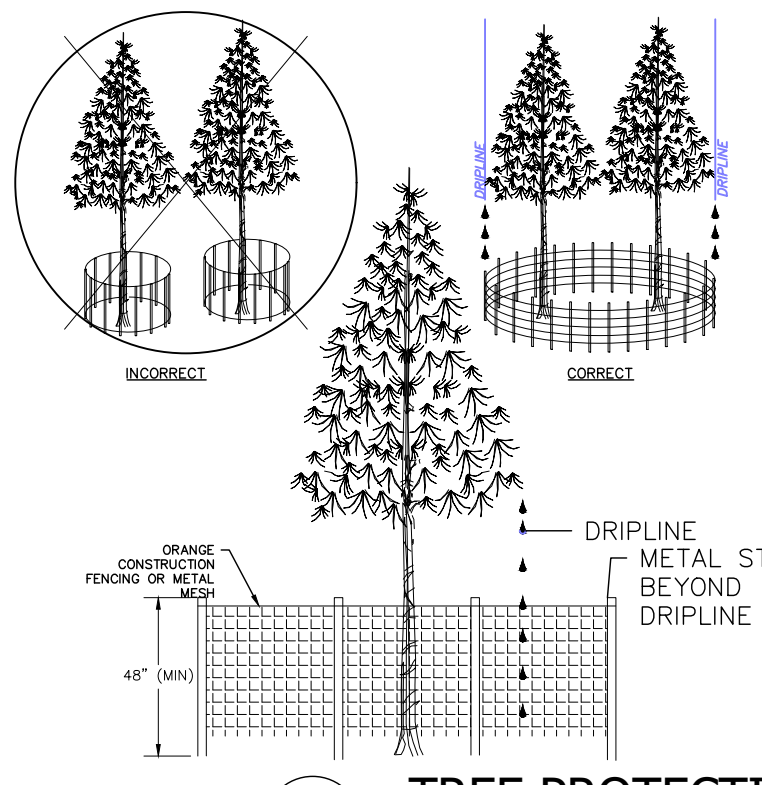
NOTES & SPECIFICATIONS
JESKE PIER ACCESS WALKWAY & BANK STABILIZATION
APN: 094-160-013
1780 N. LAKE BLVD.
TAHOE CITY
PLACER COUNTY CALIFORNIA



REGISTERED PROFESSIONAL ENGINEER
Jonathan Warren Pease
Exp 12-21-24
No. 059611
Civil
STATE OF CALIFORNIA

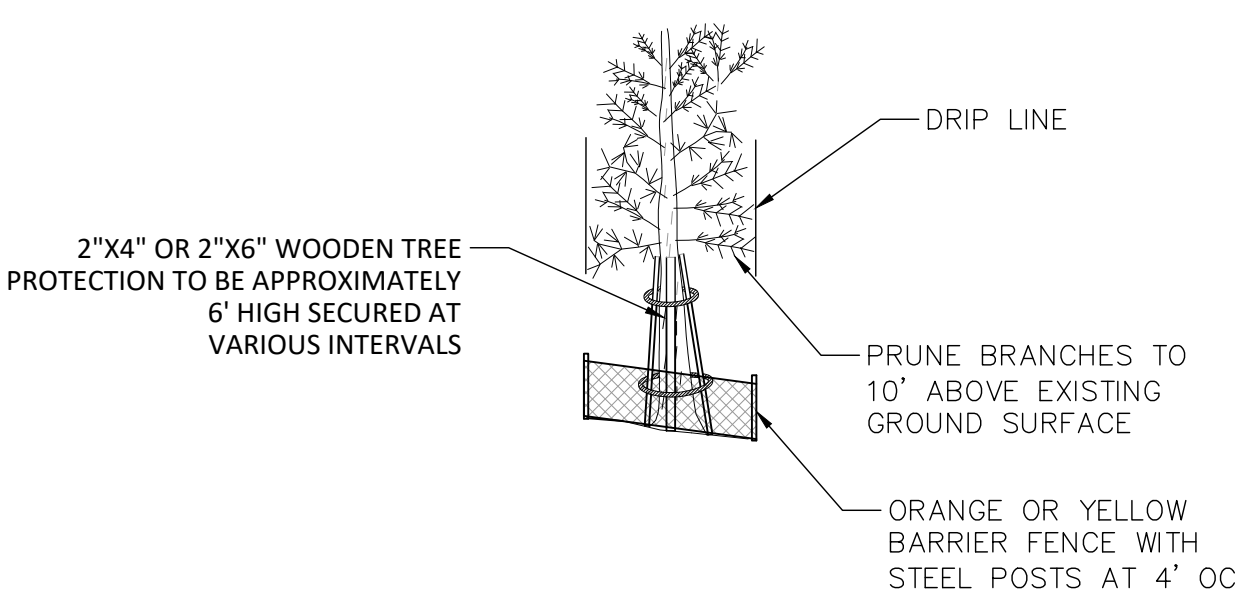
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DESIGNED BY: DS
DRAWN BY: VG
CHECKED BY: JWP

SHEET
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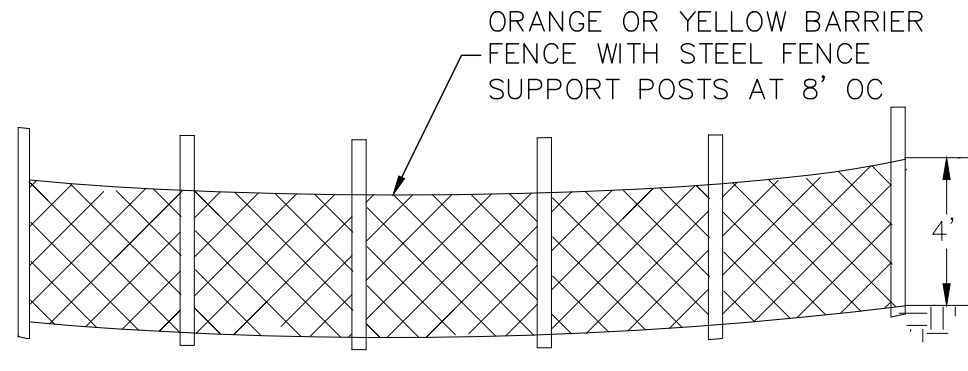
- NOTES:
- DO NOT PERMIT PERSONNEL, CONSTRUCTION MATERIALS, OR EQUIPMENT, TEMPORARY OR OTHERWISE, WITHIN PROTECTIVE FENCING.
 - VEGETATION PROTECTION IS REQUIRED FOR ALL PROJECTS AS A CONDITION OF PROJECT APPROVAL.
 - METAL OR WIRE MESH FENCING MAY BE REQUIRED.
 - CALCULATE THE PROTECTIVE PERIMETER FOR SHIELDING LARGER SPECIMEN TREES MEASURING OVER 30" DBH AS FOLLOWS: COMPUTE THE PROTECTIVE RADIUS BY ADDING ONE FOOT, AS MEASURED OUT FROM THE TREE BOLE, FOR EVERY INCH IN DBH. (E.G. A TREE WITH A 30" DBH WOULD RECEIVE A 30' PROTECTIVE PERIMETER)

2 TREE PROTECTION
C1.0 NTS



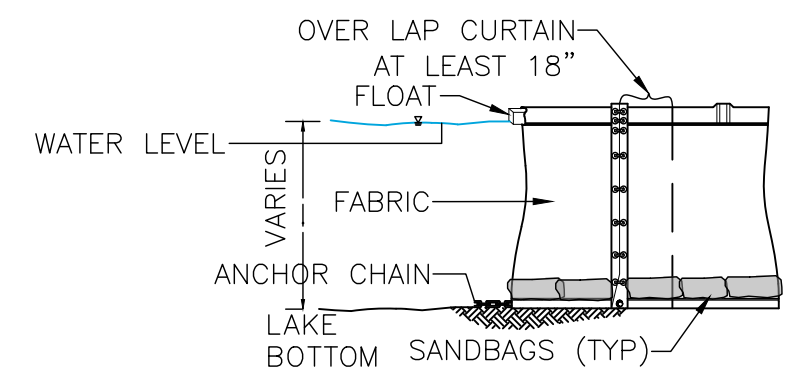
- NOTE:
TREE PROTECTION MAY BE REQUIRED AT ADDITIONAL LOCATIONS IDENTIFIED BY THE OWNER OR ENGINEER

3 ALTERNATE TREE PROTECTION
C1.0 NTS



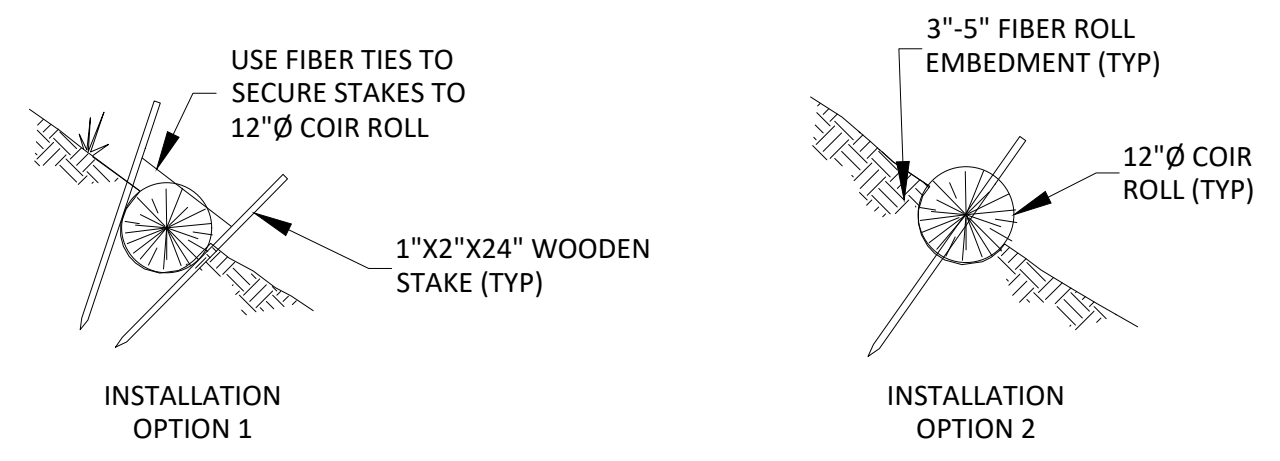
- NOTES:
- ORANGE CONSTRUCTION FENCE TO BE INSTALLED PER PLAN (SEE SHEET C-1) TO PROTECT AREAS OUTSIDE OF THE PROJECT AREA.

4 TEMPORARY CONSTRUCTION FENCE
C1.0 NTS



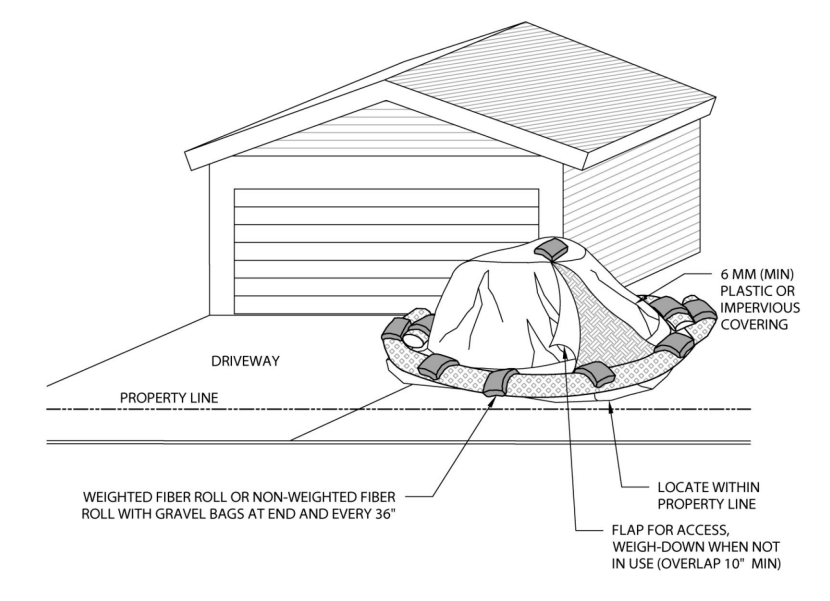
- NOTE:
TURBIDITY CURTAIN SPECIFICATIONS TO BE DETERMINED BY ENGINEER AND/OR CONTRACTOR. INSTALLATION OF TURBIDITY CURTAIN SHALL BE APPROVED BY TRPA COMPLIANCE INSPECTOR PRIOR TO CONSTRUCTION

5 TURBIDITY CURTAIN
C1.0 NTS



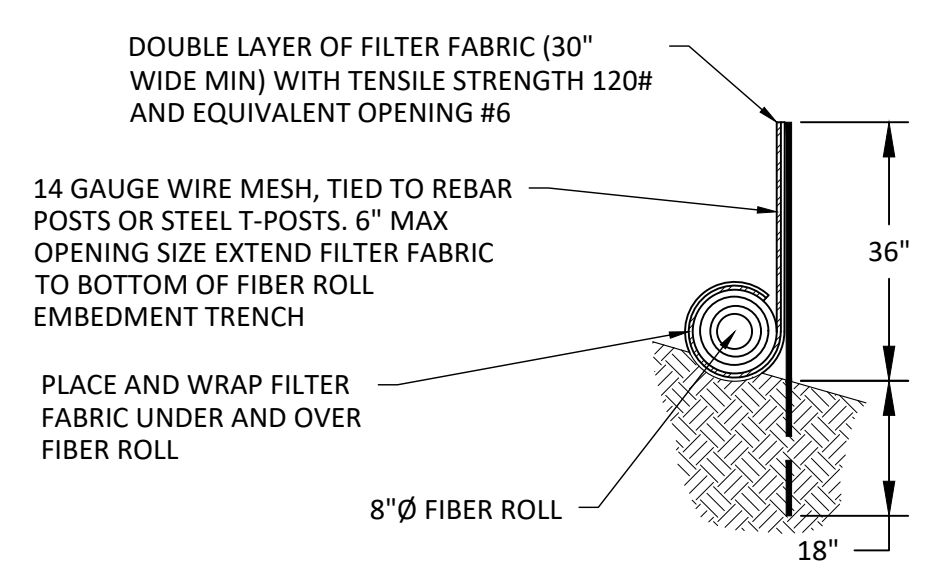
- NOTES:
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH (3"-5" DEEP), UTILIZING 1"x1" STAKES, DUG ALONG CONTOUR. RUNOFF MUST NOT BE ALLOWED TO PASS UNDER OR AROUND ROLL. SINGLE STAKES CAN BE EITHER DRIVEN THROUGH THE FIBER ROLL OR PAIRS OF STAKES CAN BE UTILIZED IN TANDEM ON OPPOSITE SIDES TO SECURE THE ROLL, BUT THEN MUST BE TIED AT THE TOP.
 - FIBER ROLLS WILL FREQUENTLY NEED TO BE ROUTED AROUND EXISTING SITE BOULDERS REQUIRING FIELD MODIFICATION. WHEN BOULDERS ARE ENCOUNTERED, MODIFIED FIBER ROLL ALIGNMENT SHOULD CONTINUE ON THE UPHILL SIDE OF THE BOULDERS.
 - START AT THE BOTTOM OF THE SLOPE AND WORK UP.
 - ENSURE NO GAPS EXIST BETWEEN THE ROLL AND THE SOIL.
 - DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY 1-2" OF STAKE EXPOSED ABOVE ROLL.
 - INSTALL ROLLS SO THAT ENDS OVERLAP.
 - FIBER ROLLS ON BEACH AREA CAN BE SECURE WITH CLOSELY-SPACE WEIGHTED GRAVEL BAGS AND/OR 8"+ BOULDERS

6 FIBER ROLL INSTALLATION
C1.0 NTS

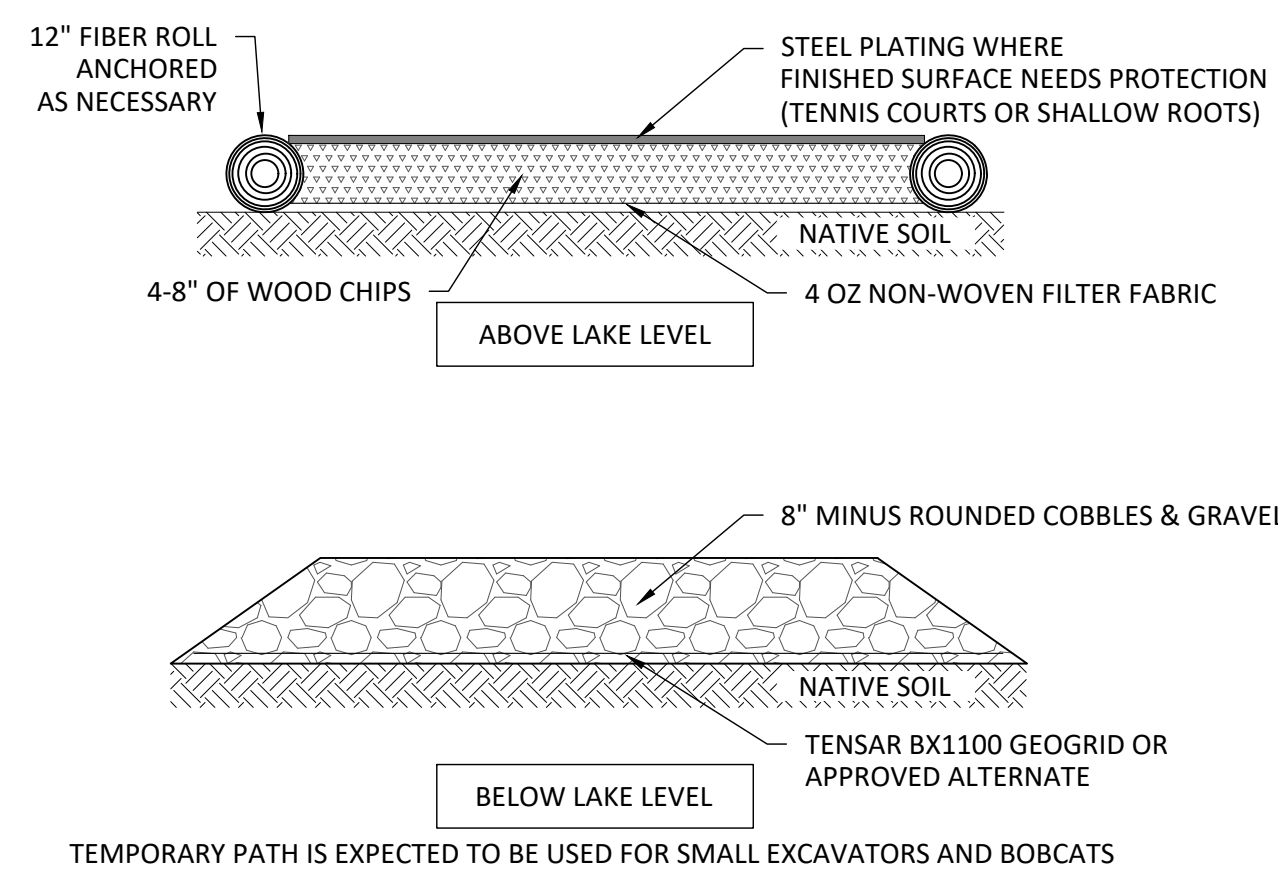


- NOTES:
- LOCATE STOCK AND/OR SPOIL PILES AWAY FROM DRAINAGE COURSES, DRAIN INLETS OR CONCENTRATED FLOWS OR STORMWATER
 - ALL STOCK AND/OR SPOIL PILE PERIMETERS SHALL BE PROTECTED WITH TEMPORARY LINEAR SEDIMENT BARRIERS.
 - COVER ALL STOCK AND/OR SPOIL PILES WITH 6MM PLASTIC, CANVAS TARP OR IMPERVIOUS COVER TO PREVENT WIND AND RAIN EROSION. EVENLY SPACE WEIGHTS (GRAVEL BAGS) ON COVER TO KEEP IN PLACE DURING WIND.
 - CONDUCT REGULAR INSPECTIONS OF STOCK AND/OR SPOIL PILES DURING AND AFTER RAIN EVENTS.
 - VERY LARGE STOCK AND/OR SPOIL PILES MAY REQUIRE SILT FENCE IN LIEU OF FIBER ROLL.
 - REMOVE SPOIL PILES FROM CONSTRUCTION SITE AS SOON AS POSSIBLE.
 - STOCK/SPOIL PILES MUST BE STORED WITHIN THE APPROVED STAGING AREA

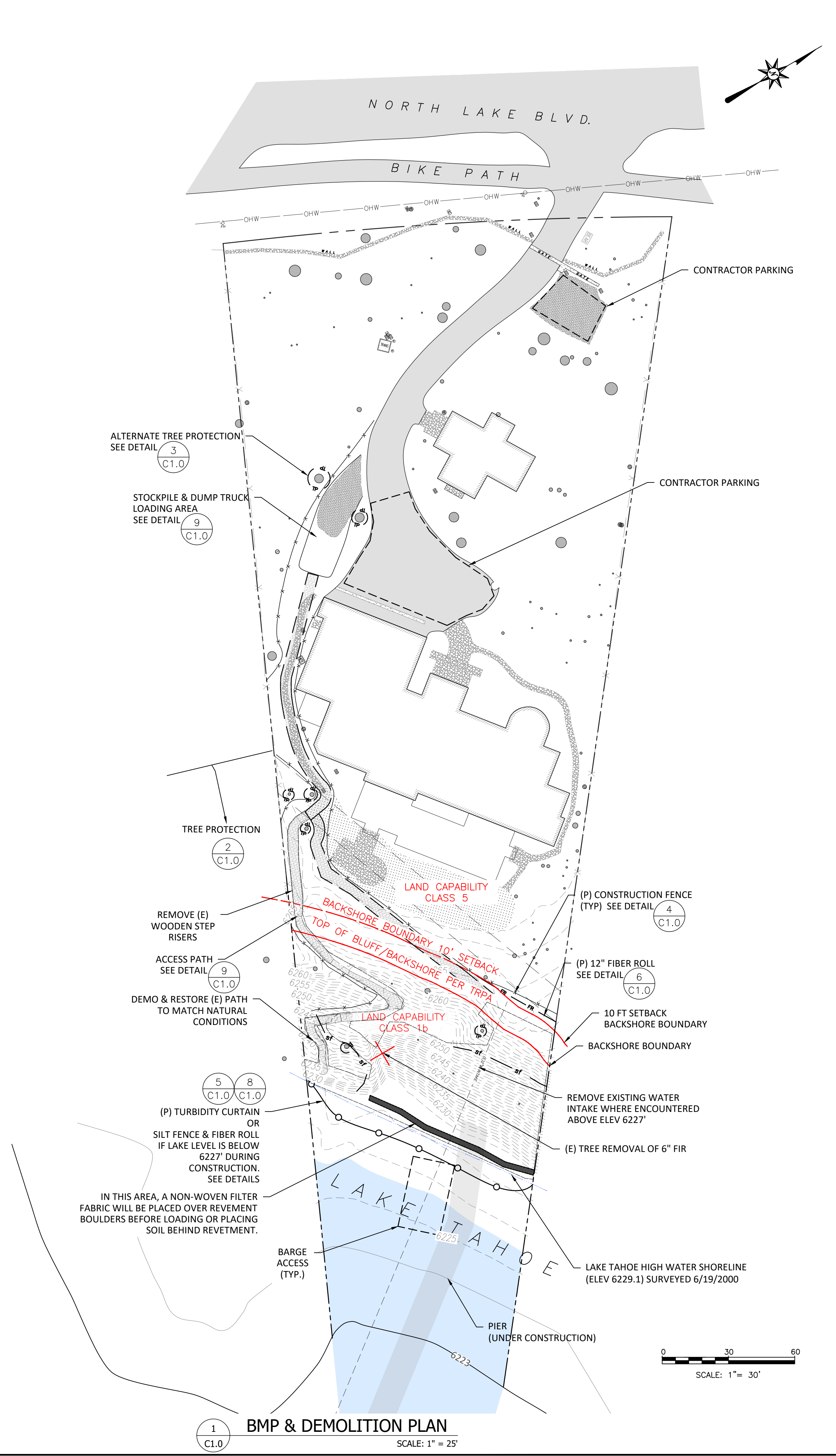
7 STOCKPILE DETAIL
C1.0 NTS



8 TEMPORARY SILT FENCE
C1.0 NTS



9 TEMP. CONSTRUCTION ACCESS PATH
C1.0 NTS



1 BMP & DEMOLITION PLAN
C1.0 SCALE: 1" = 25'

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BY	JAPPD
REV.	
DATE	

Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
P.O. Box 18449
Reno, Nevada 89511
TEL (775)863-9100
FAX (775)863-9199

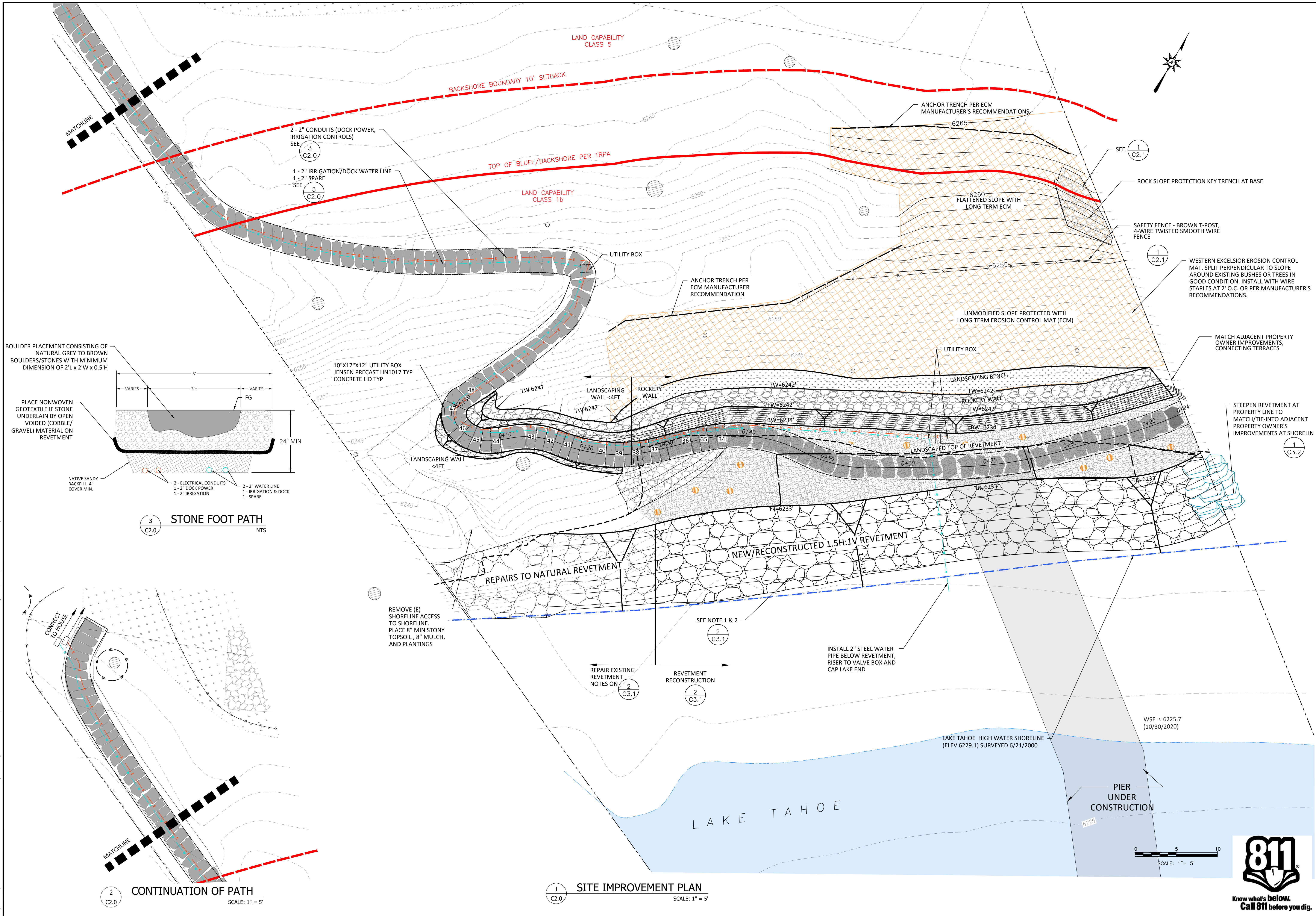
TEMPORARY BMP PLAN
JESKE PIER ACCESS WALKWAY & BANK STABILIZATION
APN: 094-160-013
1780 N. LAKE BLVD.
TAHOE CITY
PLACER COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
Jonathan Warren Pape
EXP. 12-21
No. 059611
Civil
STATE OF CALIFORNIA

DATE: 4/19/2021
JOB NUMBER: 20126.001
DESIGNED BY: JWP
DRAWN BY: DS
CHECKED BY: JWP

SHEET
C1.0

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REV	DATE	BY	APP'D

Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS

P.O. Box 18449
Reno, Nevada 89511

TEL (775)853-9100
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SITE IMPROVEMENT PLAN
JESKE PIER ACCESS WALKWAY & BANK STABILIZATION
APN: 094-160-013
1780 N. LAKE BLVD.
TAHOE CITY
PLACER COUNTY CALIFORNIA

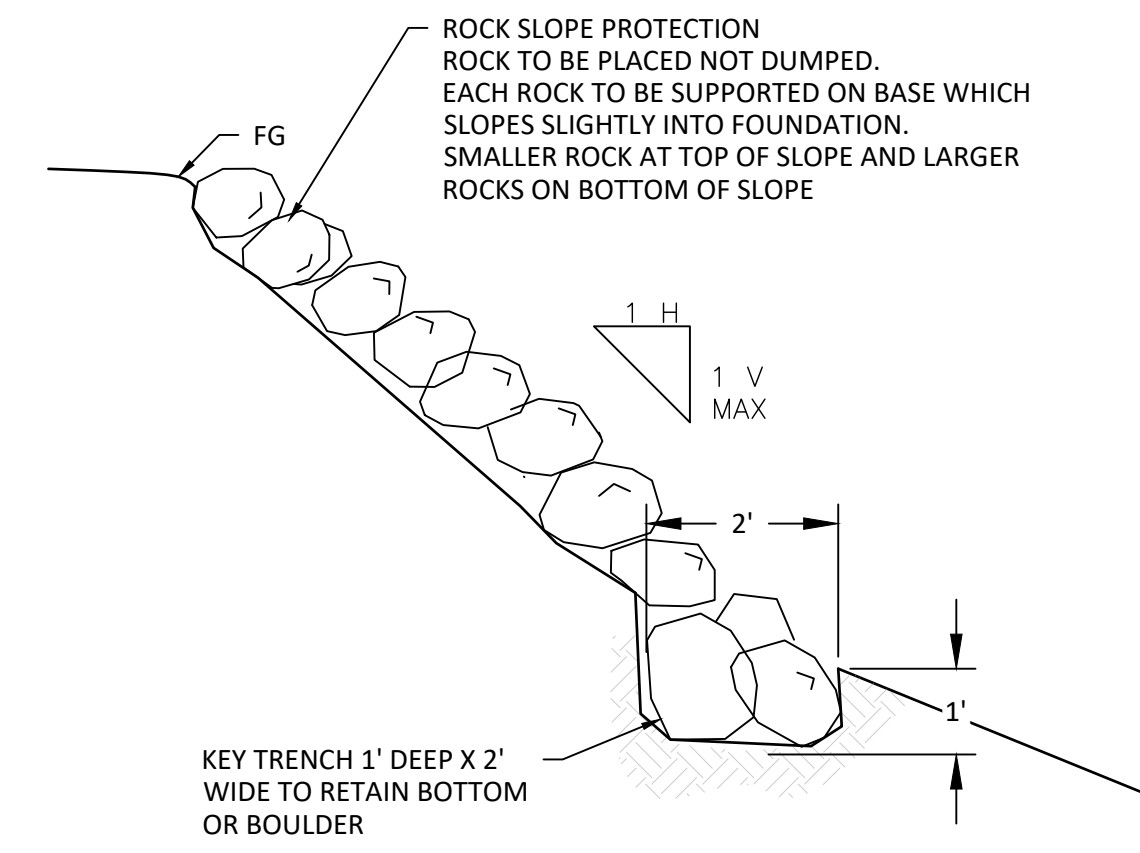
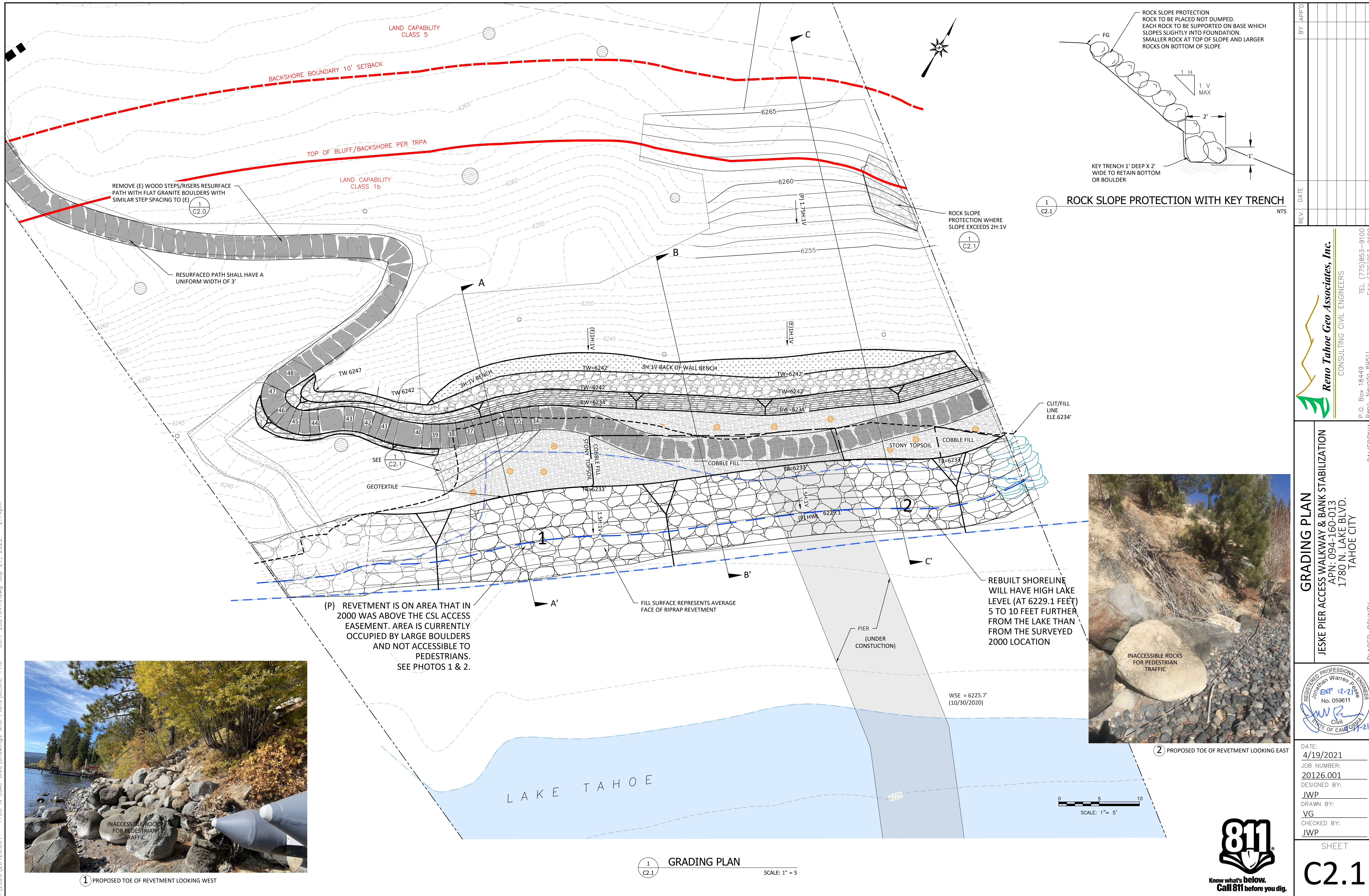
REGISTERED PROFESSIONAL ENGINEER
Jonathan Warren Page
EXP 12-21
No. 059611
Civil
STATE OF CALIFORNIA

DATE: 4/19/2021
JOB NUMBER: 20126.001
DESIGNED BY: JWP
DRAWN BY: VG
CHECKED BY: JWP

SHEET
C2.0



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1 C2.1 ROCK SLOPE PROTECTION WITH KEY TRENCH NTS



2 PROPOSED TOE OF REVETMENT LOOKING EAST

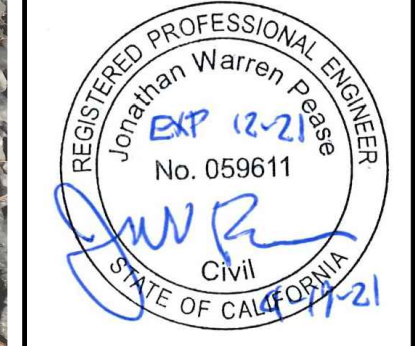


1 PROPOSED TOE OF REVETMENT LOOKING WEST

REV.	DATE	BY	APP'D

Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
P.O. Box 18449
Reno, Nevada 89511
TEL (775)853-9100
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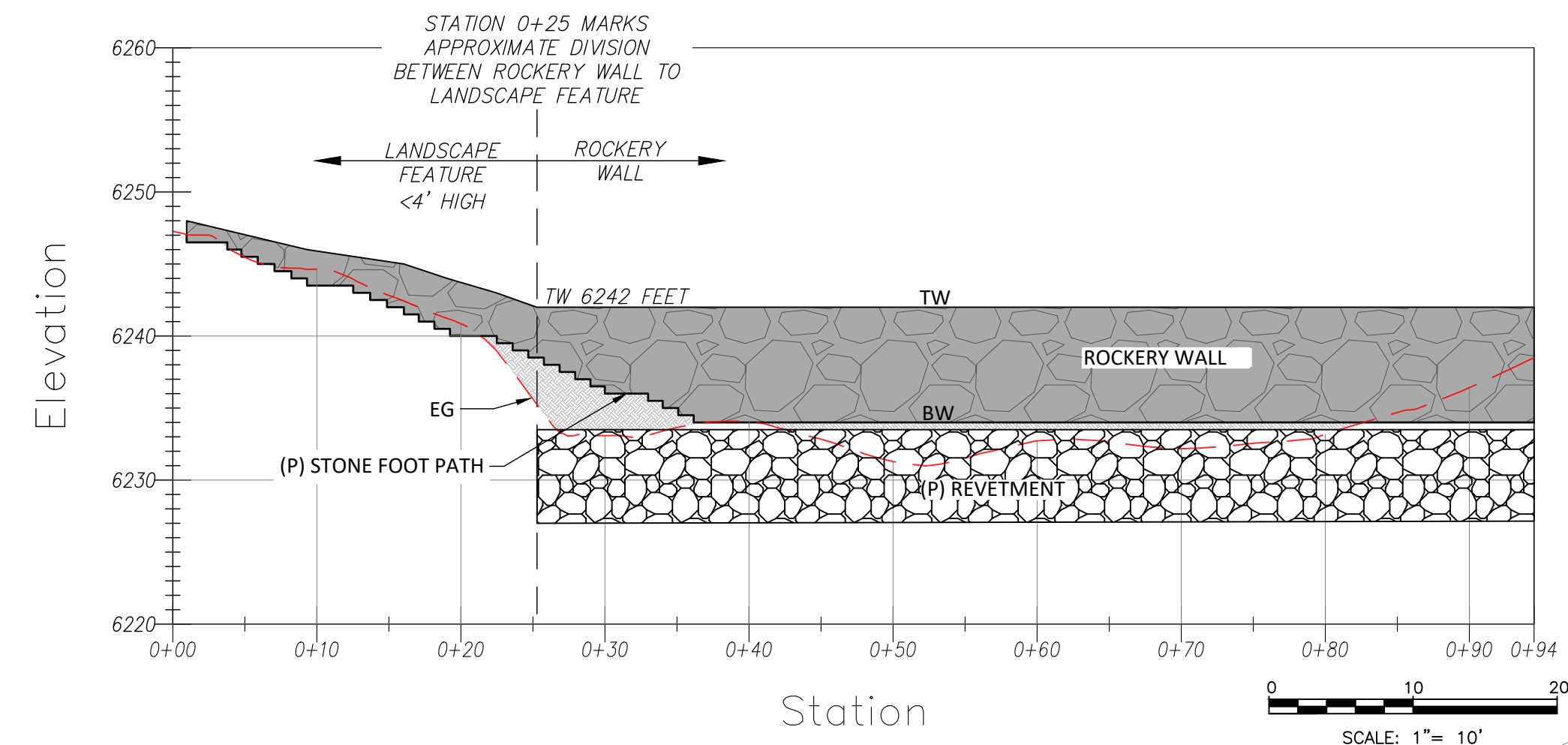
GRADING PLAN
JESKE PIER ACCESS WALKWAY & BANK STABILIZATION
APN: 094-160-013
1780 N. LAKE BLVD.
TAHOE CITY
PLACER COUNTY CALIFORNIA



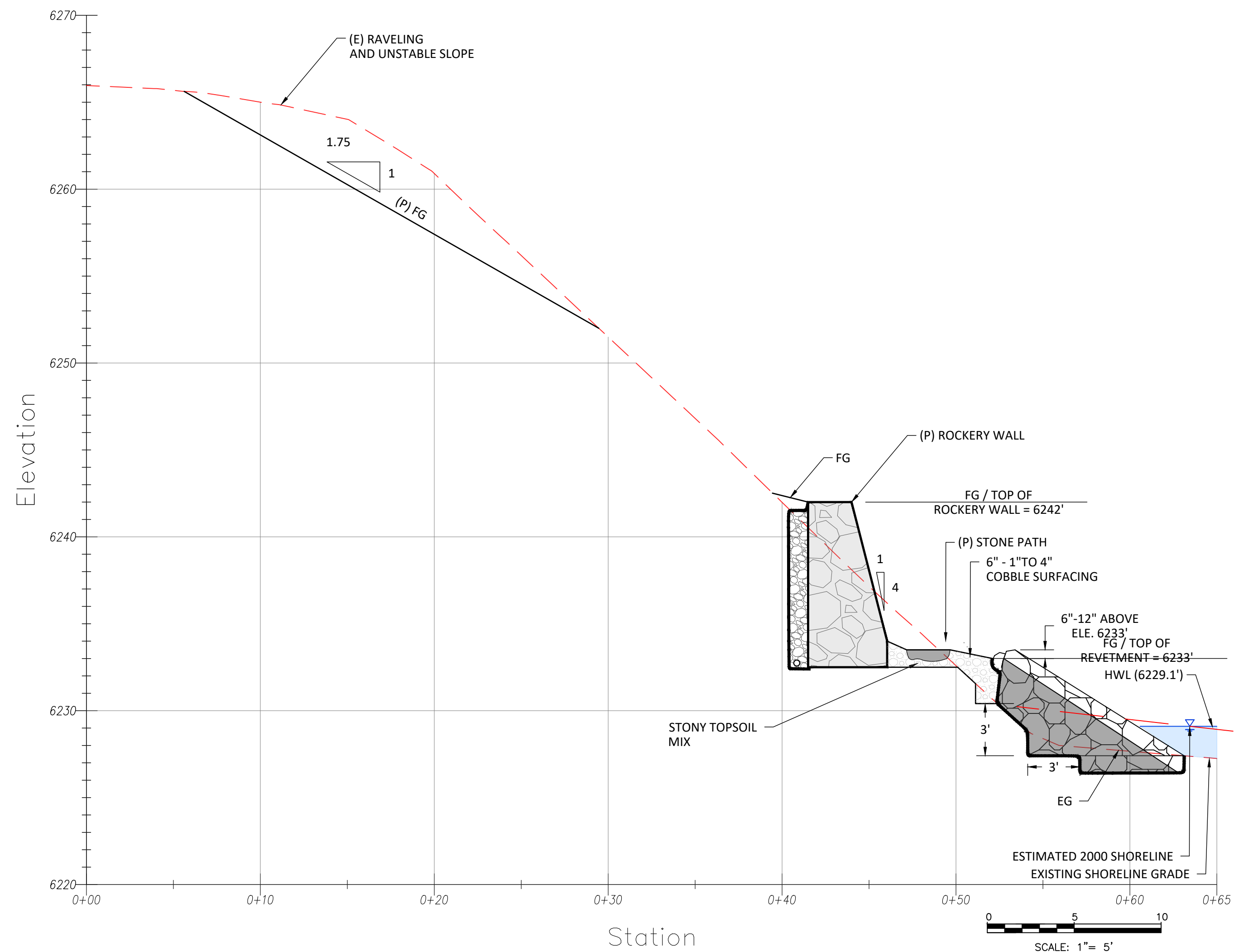
DATE: 4/19/2021
JOB NUMBER: 20126.001
DESIGNED BY: JWP
DRAWN BY: VG
CHECKED BY: JWP

SHEET
C2.1

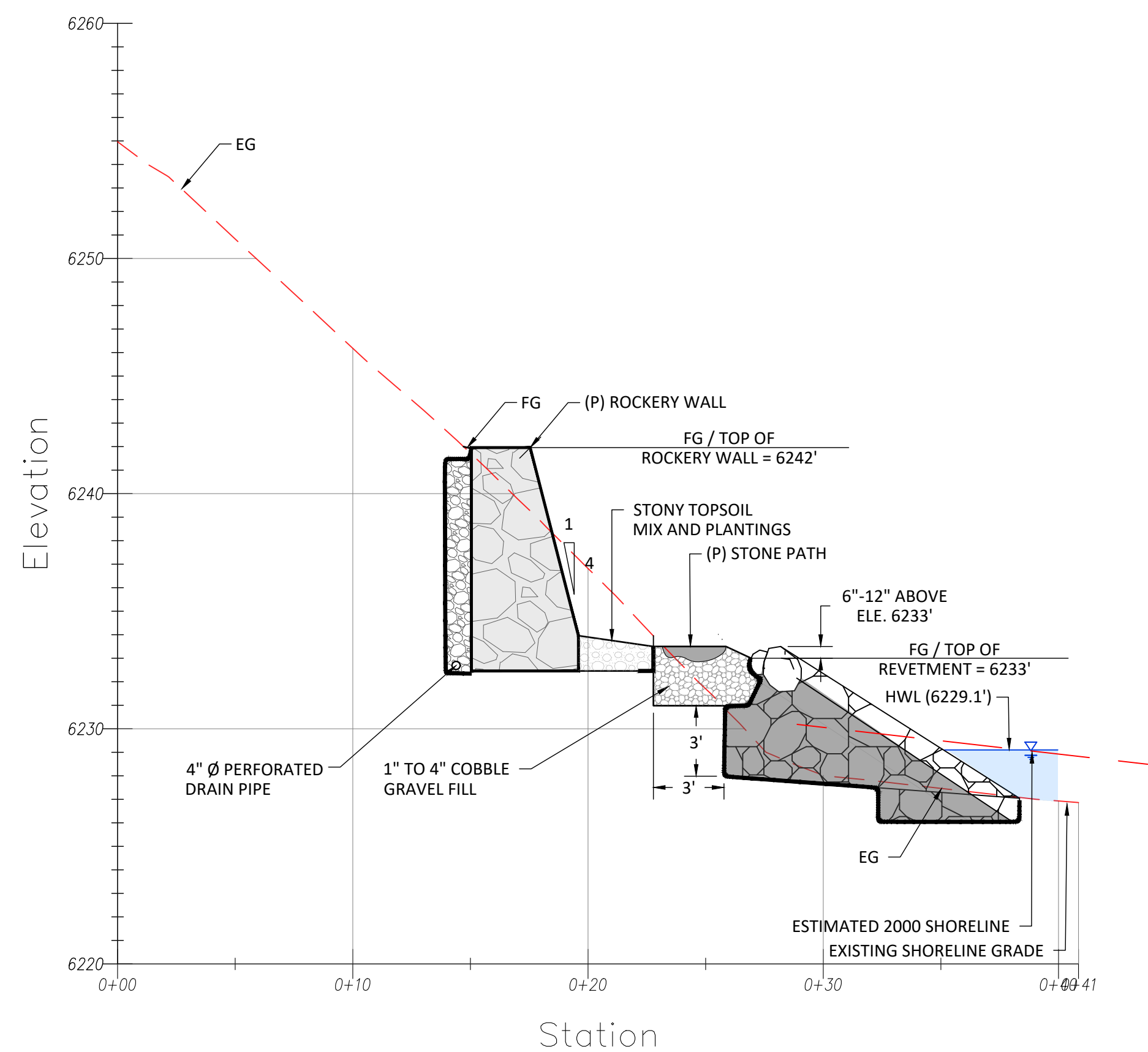




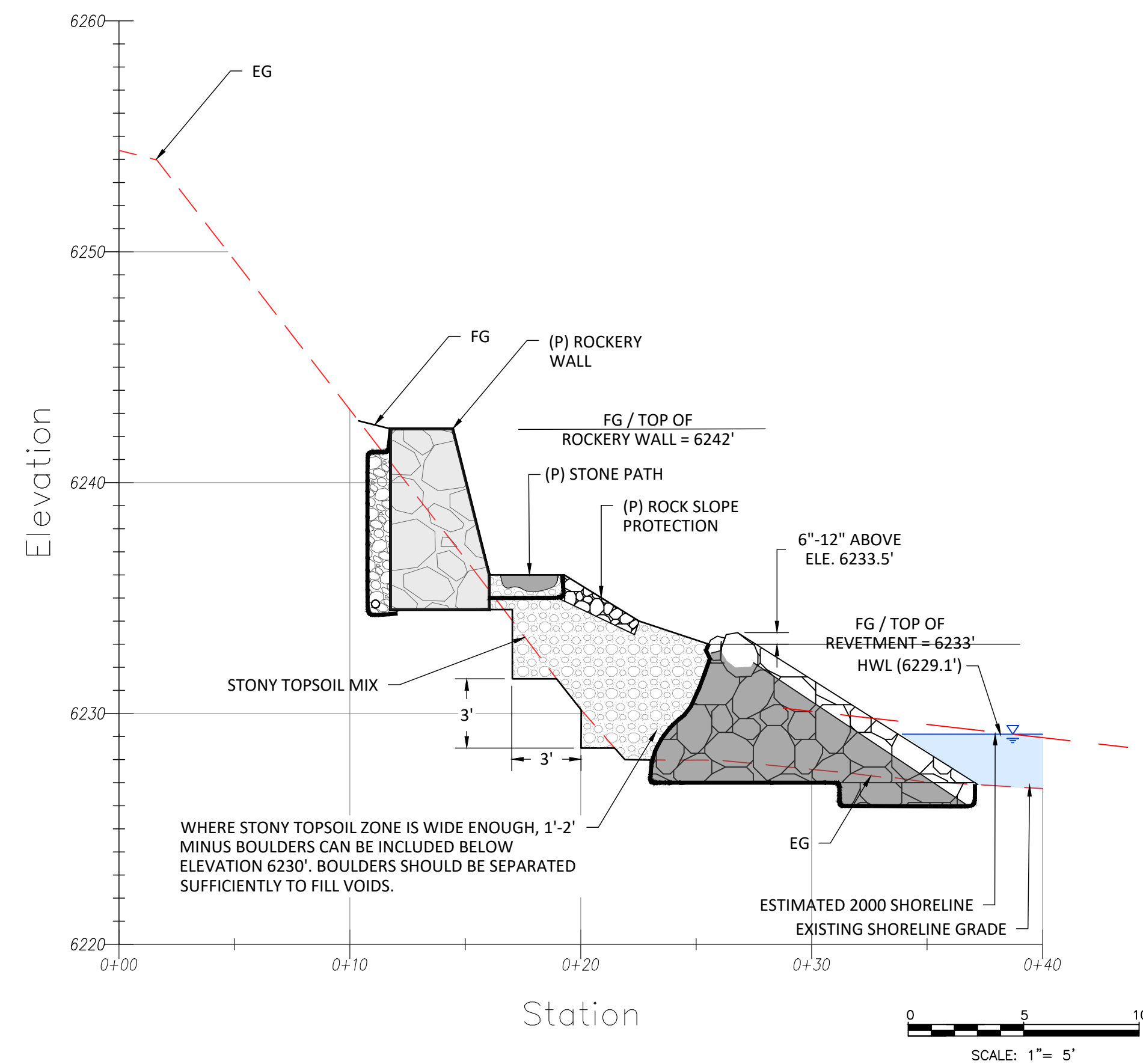
4
C3.0 PATH & ROCKERY PROFILE
Scale: 1" = 10' H&V



3
C3.0 SECTION C - C'
Scale: 1" = 5' H&V



2
C3.0 SECTION B - B'
Scale: 1" = 5' H&V

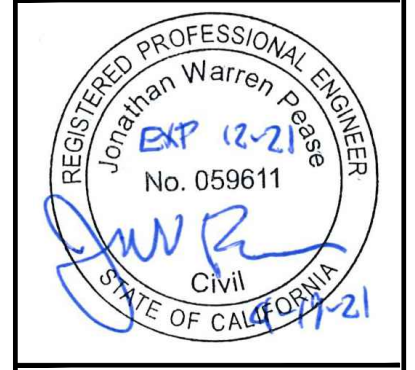


1
C3.0 SECTION A - A'
Scale: 1" = 5' H&V

BY: APP'D	
REV: DATE	

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SECTIONS & DETAILS
JESKE PIER ACCESS WALKWAY & BANK STABILIZATION
APN: 094-160-013
1780 N. LAKE BLVD.
TAHOE CITY
PLACER COUNTY CALIFORNIA



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SHEET
C3.0



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ROCKERY WALL NOTES:

- ROCKS SHALL BE PLACED IN SUCH A MANNER SO AS TO AVOID CONTINUOUS JOINT PLANES IN EITHER VERTICAL OR HORIZONTAL DIRECTIONS.
- HORIZONTAL BOULDER CONTACT SURFACES SHALL SLOPE TOWARD THE SLOPE BEING SUPPORTED.
- EACH ROCK SHALL BEAR ON TWO OR MORE ROCKS BELOW IT, WITH AT LEAST THREE POINT, COMPETENT AND STABLE CONTACTS (TWO IN FRONT AND ONE IN BACK). THE OUTERMOST POINT OF CONTACT BETWEEN AN UPPER AND LOWER ROCK SHALL BE WITHIN 6-INCHES OF THE AVERAGE ROCKERY FACE.
- THE ROCKS USED SHALL BE OF NON-FRACTURED COMPETENT BEDROCK, SUCH AS BASALT AND GRANITE, AND ANGULAR TO SUB-ROUNDED IN SHAPE. ROUNDED BOULDERS MAY BE RESHAPED BY SPLITTING. BOULDERS WITH VISIBLE CRACKS SHALL NOT BE USED. ALL BOULDERS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.5.
- ALL ROCKS, INCLUDING BASE ROCKS, SHALL BE PLACED WITH THE LONGEST ROCK DIMENSION PERPENDICULAR TO THE FACE OF THE ROCKERY WALL. THE SECOND LARGEST DIMENSION SHALL BE PARALLEL TO THE ROCKERY FACE.
- VOIDS BETWEEN ROCKS SHALL BE MINIMIZED. ROCKS WITH SHAPES THAT CREATE VOIDS WITH A DIMENSION GREATER THAN 12-INCHES SHALL BE PLACED ELSEWHERE TO OBTAIN A BETTER FIT.
- VOIDS GREATER THAN 6-INCHES SHALL BE CHINKED (FILLED) WITH SMALLER ROCKS. NON-STRUCTURAL CHINKING ROCKS SHALL NOT BE LOOSE OR ABLE TO BE MOVED BY HAND AFTER CONSTRUCTION IS COMPLETE AND SHALL NOT PROVIDE BEARING SUPPORT FOR OVERLYING ROCKS.
- THE ROCK SIZES CAN VARY WITHIN THE RANGES INDICATED SO LONG AS THE OTHER CONSTRUCTION NOTES ARE ADHERED TO. BASE ROCK WIDTHS MAY VARY WITHIN 6-INCHES OF SPECIFIED SIZES. TWO OR MORE CONSECUTIVE BASE ROCKS SHALL NOT BE PLACED WITH A WIDTH LESS THAN SPECIFIED.
- CAPPING ROCKS SHALL WEIGH AT LEAST 200 POUNDS AND SHALL NOT BE MOVEABLE BY HAND. CAP ROCKS NOT MEETING THESE REQUIREMENTS SHALL BE GROUTED OR GLUED IN PLACE.
- ROCKS SHALL NOT BE LOOSE OR ABLE TO BE MOVED BY A PRY BAR AFTER ROCKERY WALL COMPLETION.
- THE SLOPES ABOVE AND BEHIND THE ROCKERY WALLS MAY VARY BUT SHALL BE EQUAL TO OR BE FLATTER THAN INDICATED ON THE DETAILS.
- DRAIN MATERIAL SHALL CONSIST OF 1-INCH TO 4-INCH CLEAN, ANGULAR, WELL-GRADED CRUSHED STONE, QUARRY SPALLS, OR OTHER MATERIAL APPROVED BY THE SOILS ENGINEER. CRUSHED ROCK SHALL BE CAPPED WITH AT LEAST 12-INCHES OF SOIL OVER GEOTEXTILE AT THE GROUND SURFACE TO PREVENT INFILTRATION OF SURFACE WATER BEHIND THE WALL.
- THE BATTER ON THE FACE OF THE WALL SHALL BE 1:4 (HORIZONTAL:VERTICAL) OR LESS STEEP AS SPECIFIED IN THE DETAILS.
- DRAIN MATERIAL SHALL BE PLACED IN LIFTS OF 12 INCHES OR LESS, SPREAD AND DENSIFIED TO NON-YIELDING.
- AT LEAST 25 PERCENT OF THE STONES SHALL EXTEND TO THE ENTIRE WIDTH OF THE WALL WITH THE REAR OF THE ROCKS ALIGNED IN A VERTICAL OR NEAR VERTICAL PLANE.
- DETAILS ARE SCHEMATIC AND REPRESENT TYPICAL ROCK SIZES AT VARIOUS INTERVALS.
- CONTRACTORS SHALL SUBMIT AN ARCHITECTURAL RENDERING OR PHOTOGRAPHS OF PREVIOUSLY BUILT ROCKERY WALLS TO OBTAIN OWNERS APPROVAL OF GENERAL APPEARANCE PRIOR TO START OF ROCKERY WALL CONSTRUCTION.
- TOE OF ROCKERY WALL SHALL HAVE EMBEDMENT INDICATED ON DIAGRAM AT TOE OF WALL. ON SLOPES, EMBEDMENT SHALL NOT REDUCE BELOW 0 (ZERO) FEET WITHIN 4 FEET HORIZONTAL OF WALL TOE.
- MINIMUM DISTANCE BETWEEN WALL TIERS SHALL BE EQUAL TO OR GREATER THAN HEIGHT OF LOWER TIER. HEIGHT OF LOWER TIER SHALL BE EQUAL OR GREATER THAN HEIGHT OF UPPER TIER.

ROCK SIZES NOTED ON DETAILS:

SIZE	AVG. WT. (LBS)	DIA. (INCH)
1	200 - 700	18 - 28
2	700 - 2000	28 - 36
3	2000 - 4000	36 - 48
4	4000 - 6000	48 - 54
5	6000 - 8000	54 - 66
6	8000 - 10,000	66 - 72

SPECIAL INSPECTION

- DRAIN INSTALLATION - PERIODIC
- GENERAL WALL CONSTRUCTION - PERIODIC

BOULDER REVETMENT NOTES:

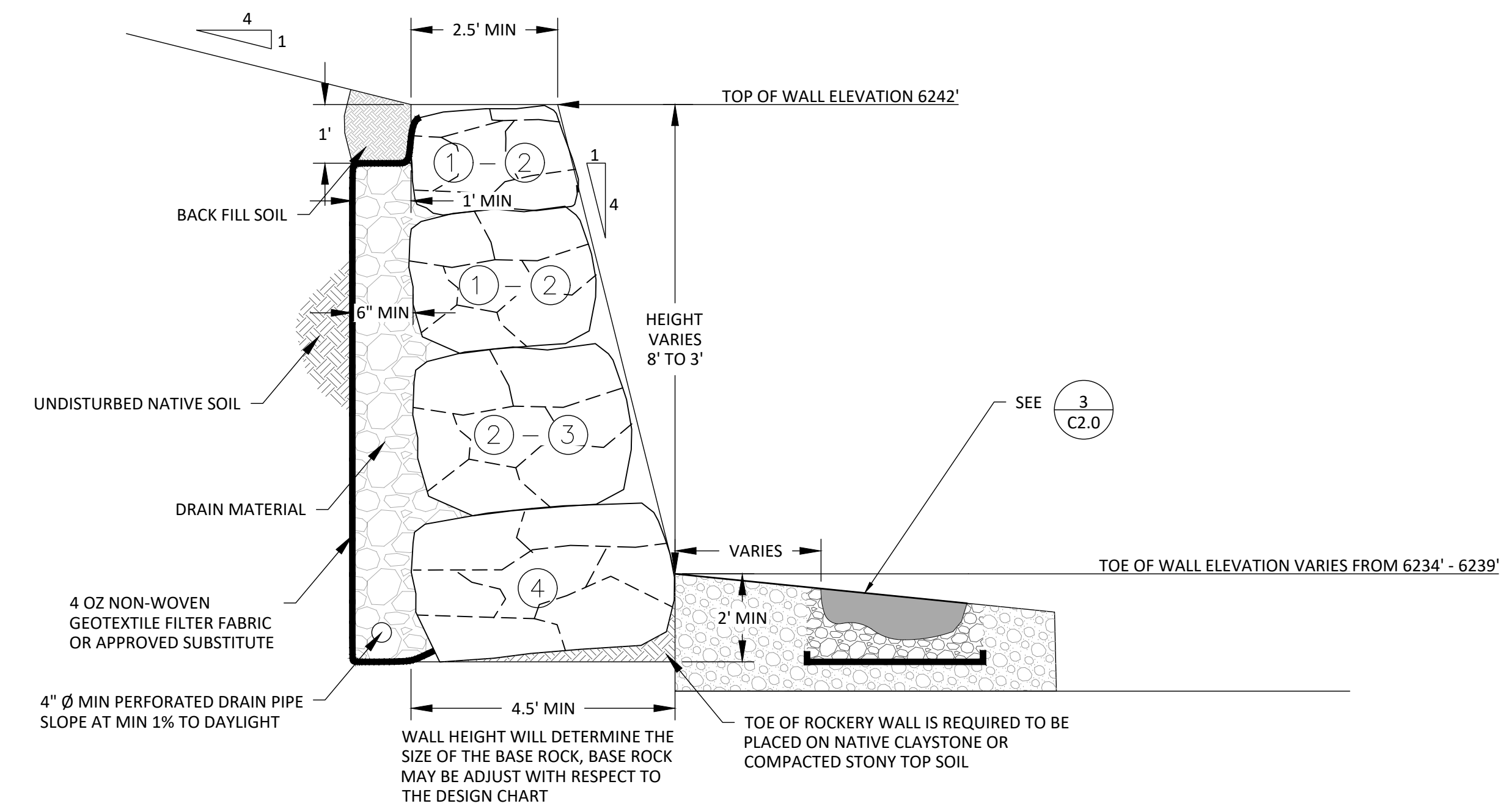
- ALL ROCK MATERIALS (BOULDERS AND COBBLES) SHALL BE DURABLE, CLEAN, DARK GRAY OR GRAY-BROWN IN COLOR, FINE-GRAINED BASALT OR ANDESITIC ROCK MATCHING ADJACENT OUTCROPS ON SHORELINE. LIGHT-COLORED GRANITIC BOULDERS SHALL BE STAINED AFTER INSTALLATION.
- DEEPLY WEATHERED, LAMINAR, OR FRACTURED STONE SHALL NOT BE USED.
- ROUNDED BOULDERS MAY BE RESHAPED BY SPLITTING. BOULDERS WITH VISIBLE CRACKS SHALL NOT BE USED. ALL BOULDERS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.5.
- REVETMENT STONE SHALL BE VARIABLE IN SIZE AND SHALL BE PLACED SO AS TO:
 - TIP INTO THE SHORELINE AT AN ANGLE OF BETWEEN 3° TO 30°;
 - PROVIDE AN IRREGULAR UNDULATING SHORELINE FACE AND TOP;
 - LOCATIONS OF LARGER VS. SMALLER ROCK ARE SCHEMATIC IN NATURE TO PROVIDE A VARIABLE APPEARANCE
 FRONT OF REVETMENT SHALL BE 1.5H:1V OR FLATTER
- PLACING OF BOULDERS BY DUMPING WILL NOT BE PERMITTED.
- ROCKS SHALL BE PLACED SO AS TO AVOID CONTINUOUS JOINT PLANES IN EITHER VERTICAL OR LATERAL DIRECTIONS.
- TYPICAL ROCK WEIGHTS:

APPROX. WEIGHT (LBS.)	APPROX. DIAMETER
200-700	18-28"
700-2000	28-36"
2000-4000	36-48"
4000-6000	48-54"
6000-8000	54-60"
- CHINK VOID BETWEEN BOULDERS >1" IN DIMENSION WITH 1 - 4 INCH SUBROUNDED COBBLES AND/OR ANGULAR SPALL ROCK. CHINK SPARINGLY IN UPPER 1 FOOT OF REVETMENT TO PROVIDE A LESS EVEN REVETMENT FACE. PREFERENCE IS FOR CONTRACTOR TO USE ROUNDED TO SUBANGULAR NATURAL ROCKS, ESPECIALLY NEAR SURFACE, TO ALLOW ESCAPED ROCKS TO ENHANCE THE SHORELINE CONDITION. CRUSHED 1 - 4 INCH IS PERMISSABLE IN DEEPER FILLS.

OTHER MATERIALS:

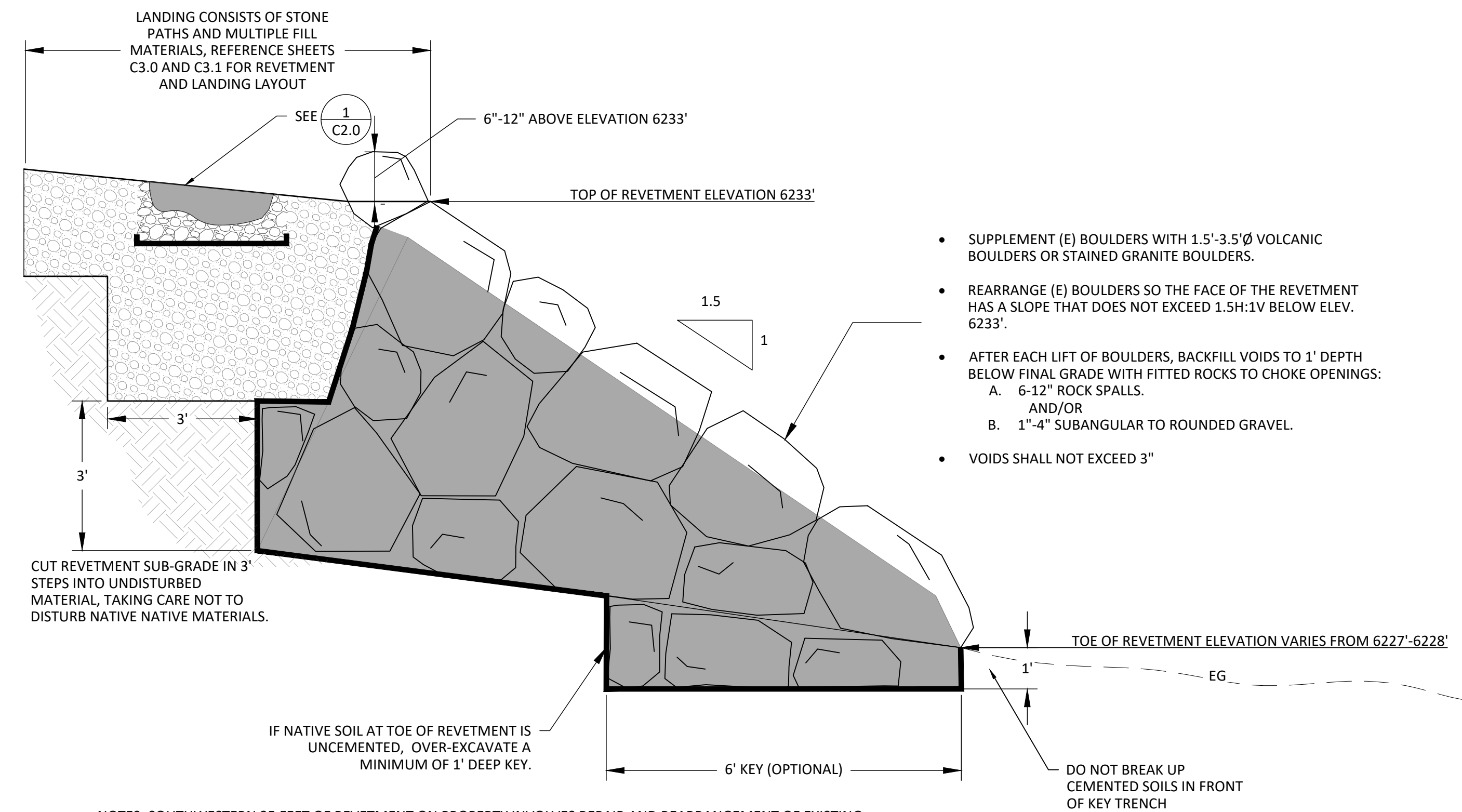
- NATIVE STONY COBBLE GRAVEL FILL AND CEMENTED SILTY SANDSTONE MAY BE USED AS MATERIAL FOR STONY TOPSOIL. EXCESS OR DISTURBED CEMENTED CLAYSTONE SHALL BE PLACED IN SUPERSACKS AND REMOVED FROM SITE. CEMENTED CLAYSTONE IS GENERALLY NON-EXPANSIVE, BUT WILL DEGRADE RAPIDLY IF CRUSHED, BROKEN DOWN, OR SUBJECT TO FREEZE - THAW.
- STONY TOPSOIL - STONY TOPSOIL SHALL BE COMPACTED IN 8" LIFTS OR THINNER, NEAR OPTIMUM MOISTURE CONTENT UNTIL NON-YIELDING. STONY TOPSOIL IS TO CONSIST OF (BY VOLUME):

30%	1 - 4 INCH COBBLES, PREFERABLY ROUNDED TO SUBANGULAR, IMPORTED, LARGER MATERIALS ALLOWED (AS AVAILABLE)
0 - 10%	LANDSCAPE TOPSOIL OR SANDY COMPOST, LESSER QUANTITY CLOSER TO LAKE LEVEL
60 - 70 %	SILTY GRAVELLY SAND, CLAYEY SAND, OR SILTY SAND AS APPROVED BY ENGINEER, MAY INCLUDE IMPORT MATERIALS OR ONSITE SILTY SANDSTONE/SILTSTONE (BUT NOT CLAYSTONE), PREFERABLY WITH FINE TO COARSE SAND AND SOME GRAVEL TO 3/4 INCH.
- FILTER FABRIC GEOTEXTILE - 8 OZ NON-WOVEN GEOTEXTILE, MIRAFI 180N OR APPROVED ALTERNATE.
- COBBLE FILL - OPEN VOIDED COBBLE FILL BEHIND REVETMENT 1 - 4" ROUNDED TO SUBANGULAR ROCK, ANGULAR ROCK MAY BE USED AT DEPTH
- EROSION CONTROL MATTING - WESTERN EXCELSIOR EXCEL CC-4 ALL NATURAL LONG TERM EROSION CONTROL BLANKET



- NOTES:**
- ROCKERY WALLS LESS THAN 4' IN HEIGHT ARE CONSIDERED LANDSCAPING ELEMENTS.
 - CONTRACTORS' OPTION TO OMIT BACK WALL DRAINAGE REQUIREMENTS WHEN INSTALLING LANDSCAPING ELEMENTS (WALLS LESS THAN 4' IN HEIGHT).
 - REFERENCE SHEET C2.1 AND SHEET C3.0 FOR ROCKERY WALL AND LANDING LAYOUT.

1
C3.1 **ROCKERY WALL DETAIL**
NTS



- SUPPLEMENT (E) BOULDERS WITH 1.5'-3.5' VOLCANIC BOULDERS OR STAINED GRANITE BOULDERS.
- REARRANGE (E) BOULDERS SO THE FACE OF THE REVETMENT HAS A SLOPE THAT DOES NOT EXCEED 1.5H:1V BELOW ELEV. 6233'.
- AFTER EACH LIFT OF BOULDERS, BACKFILL VOIDS TO 1' DEPTH BELOW FINAL GRADE WITH FITTED ROCKS TO CHOKE OPENINGS:
 - 6-12" ROCK SPALLS.
 - 1"-4" SUBANGULAR TO ROUNDED GRAVEL.
 AND/OR
- VOIDS SHALL NOT EXCEED 3"

- NOTES:** SOUTHWESTERN 25 FEET OF REVETMENT ON PROPERTY INVOLVES REPAIR AND REARRANGEMENT OF EXISTING ROCK PRIMARILY:
- REPOSITION OR RESTACK BOULDERS THAT ARE ISOLATED OR UNDERCUT, OR HAVE POTENTIAL TO TIP.
 - IDENTIFY AND FILL AREAS OF VOIDS THROUGH EXISTING REVETMENT, AND FILL/CHINK WITH 1 - 4" ROUNDED TO SUBANGULAR GRAVEL AND/OR 6 - 12" ROCK SPALL SO THAT VOIDS DO NOT EXCEED 6".

2
C3.1 **ROCK REVETMENT**
NTS

REV.	DATE	BY	APP'D

Reno Tahoe Geo Associates, Inc.
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P.O. Box 18449
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TEL (775)853-9100
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ROCKERY WALL & REVETMENT DETAIL
JESKE PIER ACCESS WALKWAY & BANK STABILIZATION
APN: 094-160-013
1780 N. LAKE BLVD.
TAHOE CITY
PLACER COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
Jonathan Warren Reese
EXP 12-21
No. 059611
Civil
STATE OF CALIFORNIA

DATE: 4/19/2021
JOB NUMBER: 20126.001
DESIGNED BY: JWP
DRAWN BY: DS
CHECKED BY: JWP

SHEET
C3.1



Attachment E
Initial Environmental Checklist



**TAHOE
REGIONAL
PLANNING
AGENCY**

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

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

Project Name:

APN/Project Location:

County/City:

Project Description:



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

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Unstable soil conditions during or after completion of the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. The continuation of or increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Deterioration of ambient (existing) air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The creation of objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Increased use of diesel fuel?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Alterations to the course or flow of 100-year flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Change in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Alteration of the direction or rate of flow of ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Is the project located within 600 feet of a drinking water source?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion



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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora, and aquatic plants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Reduction of the numbers of any unique, rare, or endangered species of plants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. A change in the natural functioning of an old growth ecosystem?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Reduction of the number of any unique, rare or endangered species of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Deterioration of existing fish or wildlife habitat quantity or quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Exposure of existing structures to levels of ground vibration that could result in structural damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Cause light from exterior sources to be cast off -site or onto public lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expand or intensify an existing non-conforming use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantial depletion of any non-renewable natural resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Involve possible interference with an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Include or result in the temporary or permanent displacement of residents?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

12. Housing

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Affect existing housing, or create a demand for additional housing? <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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes to existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Alterations to waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Communication systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Solid waste and disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be visible from any public recreation area or TRPA designated bicycle trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be inconsistent with the height and design standards required by the applicable ordinance, Community Plan, or Area Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create additional recreation capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have the potential to create conflicts between recreation uses, either existing or proposed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in a decrease or loss of public access to any lake, waterway, or public lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the property associated with any historically significant events and/or sites or persons?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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*

_____ at _____
Person preparing application County Date

Applicant Written Comments: (Attach additional sheets if necessary)

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

Date _____

Title of Evaluator