

## STAFF REPORT

Date: May 4, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Pond Shoreline Protective Structure Reconstruction, 3240 Edgewater Drive, Placer County, California, Assessor's Parcel Number (APN) 093-072-040, TRPA File Number ERSP2021-1814

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Proposed Action:

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

Staff Recommendation:

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

Project Description:

The applicant is proposing to an in-kind replacement of an existing sloping rock revetment located at 3240 Edgewater Drive in Tahoe City, Placer County, California. The project involves removal of 55 feet of existing and failing revetment from the western property line to the concrete TCPUD pump station. The new revetment will be lined with geotextile fabric to help limit the direct transport of soils into the lake. The revetment has been designed with appropriate void space between rocks and boulders to prevent future erosion. The bottom, lakeward row of rocks and boulders will be keyed in as necessary to create a stabilized toe of slope. No change in the alignment of the high water line (elevation 6,229.1) is proposed, nor will there be any fill placed lakeward of the high water line. No other improvements are proposed.

A Tahoe City Public Utility District (TCPUD) sewer lateral line runs parallel to the property lakeward of the property line at approximate lake bottom elevation 6,228 feet. The sewer lateral line has been surveyed and marked. No rocks or boulders are proposed to be place near the sewer lateral.

The reconstructed section of revetment will use mostly existing boulders that are already on-site, with an estimated 10 percent new 1.5 to 2.5-foot boulders brought in as necessary to stabilize the toe of the slope. Smaller, coarse rock material will be imported to be placed on top of the geotextile fabric to stabilize and reduce /absorb wave energy.

Construction access will be from a barge or amphibious vehicle and an excavator will transport the boulders to their locations. A turbidity curtain will be in place. All staging will occur from the barge or amphibious vehicle. Construction staging and access will not impact the sewer lateral.

#### 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. The property is located in the Dollar Point 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 existing site conditions are shown in the attached photos (See Attachment C). The property also has a stone stairway access down to the shoreline. There is an existing TCPUD concrete sewer pumpstation with deck located on the east side of the property. TCPUD easements exist on both the lake side and east side of the property for access and maintenance of the pump station and the sewer lateral that runs parallel to the property. There is a revetment that protects the pump station that appears to be performing adequately, according to a geotechnical report provided by Reno Tahoe Geo Associates, Inc. and dated August 18, 2021. There are two mooring buoys permitted and registered to the property. Single family dwellings border the property to the west and east.

#### 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/093-072-040>
- B. Land Use/Plan Area Statement: The project site is in the Dollar Point 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 standard is applicable to Shorezone Tolerance District 4:

- A. 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.

- 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 harm 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 shoreland will be by water 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. Little work is proposed lakeward of the high water line with the exception of keying in existing boulders to stabilize the toe of the slope.

Required Actions:

Staff recommends the Hearings Officer:

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

Attachments:

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

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 existing 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/093-072-040>

- (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.

The proposed project is an appropriate use for the project area. The proposed project involves the removal of 55 feet of existing and deteriorating shoreline revetment and replacing it in-kind. The new revetment will be constructed to better dissipate and deflect wave energy. The new revetment should reduce coherent wave reflection which will reduce potential for on and off-site site erosion. 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 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. The reconstruction of the revetment in the same location with better 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.

The project is essentially and in-kind replacement of the existing shoreline revetment. The reconstructed revetment will be lined with geotextile fabric and will have appropriate void space to prevent future erosion. The revetment reconstruction and proposed improvements are consistent with the configuration, size and location of the existing deteriorating shoreline protective structure and is in keeping with the general character of the shoreline. The proposed project will help stabilize the backshore slope. 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. Little impact will occur in the spawning habitat as the area of impact will occur primarily landward of the high water line with the exception of keying in existing boulders as necessary to stabilize the toe of the slope. 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 Dollar Point Residential Subdistrict of the Placer County Tahoe Basin Area Plan. The reconstructed rock revetment 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 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 will solicit comments from public agencies with jurisdiction in the lake at the April 20, 2023, Shorezone Review Committee. TRPA staff will summarize the input received at the meeting at the May 11<sup>th</sup>, 2023 Hearing's Officer meeting.

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 reconstructed revetment will address the potential for future slope erosion caused by the destabilization of the shoreline and the backshore. The reconstructed 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. The purpose of the project is to reconstruct the revetment in the same location with better materials and improved particle-size distribution for wave energy and filtering of eroded materials.

- (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, August 18, 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 reconstruct a shoreline revetment to stabilize the shoreline that has experienced some erosion due to 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 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

PROJECT DESCRIPTION: Shoreline Protective Structure Reconstruction APN: 093-072-040  
PERMITTEE: Randall E. and Cynthia M. Pond, Trustees FILE #: ERSP2021-1814  
COUNTY/LOCATION: 3240 Edgewater Drive, Tahoe City, Placer County, California

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on **May 11, 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 **May 11, 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

THE CONTRACTOR.

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

\_\_\_\_\_  
Date

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

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

(PERMIT CONTINUED ON NEXT PAGE)

**APN 093-072-040**  
**FILE NO. ERSP2021-1814**

Security Posted (1): Amount \$5,000.00 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.

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 in-kind of a 55-foot long section of a shoreline revetment. The new revetment will be in the same footprint as the existing revetment and will remain completely outside of the TCPUD sewer easement on the subject property. Existing, on-site rock and boulder material will be used to reconstruct the revetment except that approximately 10 percent new 1.5 to 2.5-foot diameter boulders will be brought in to provide additional toe of slope protection or support unsettled and deteriorated areas. The new revetment will be lined with geotextile fabric and will have appropriate void space to prevent future erosion. A bottom row of boulders and rocks will be keyed in as necessary to create a stabilized toe of slope. Construction access and staging will be from the lake by barge or amphibious vehicle. There is a stabilized shoreline access path that may be used by workers, as necessary.
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. The permittee shall submit a final projected construction completion schedule.
  - B. The permittee shall submit a final construction sequence and methodology plan for TRPA review and approval.
  - C. 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.

- D. The security required under Standard Condition I.B. of Attachment Q shall be \$3,000.00. 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.
- E. 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.

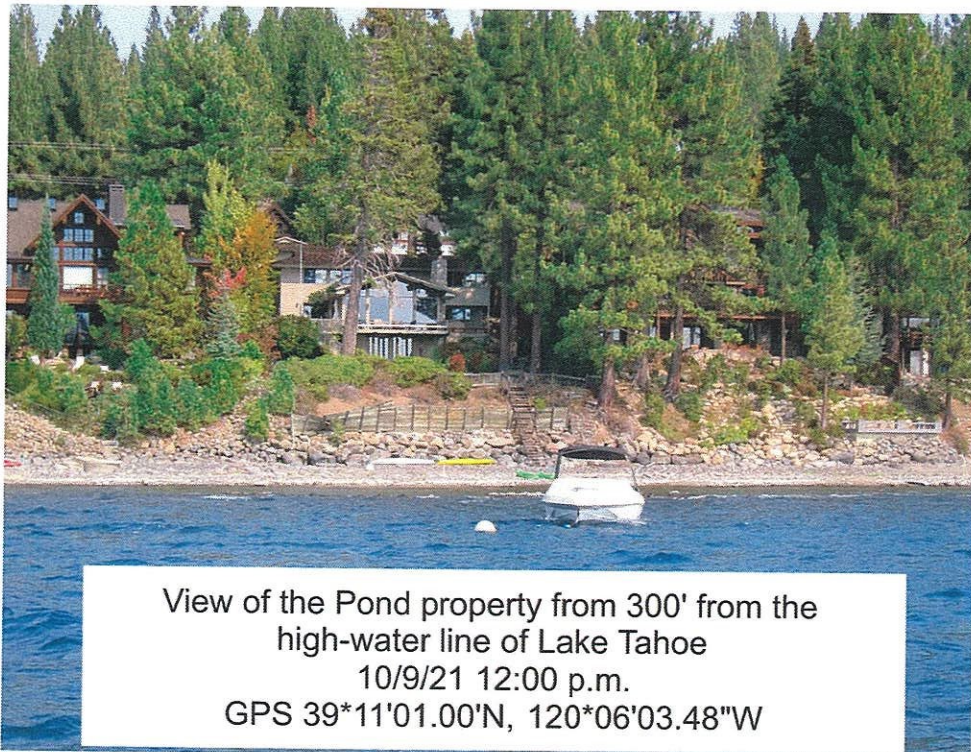
Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions 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.

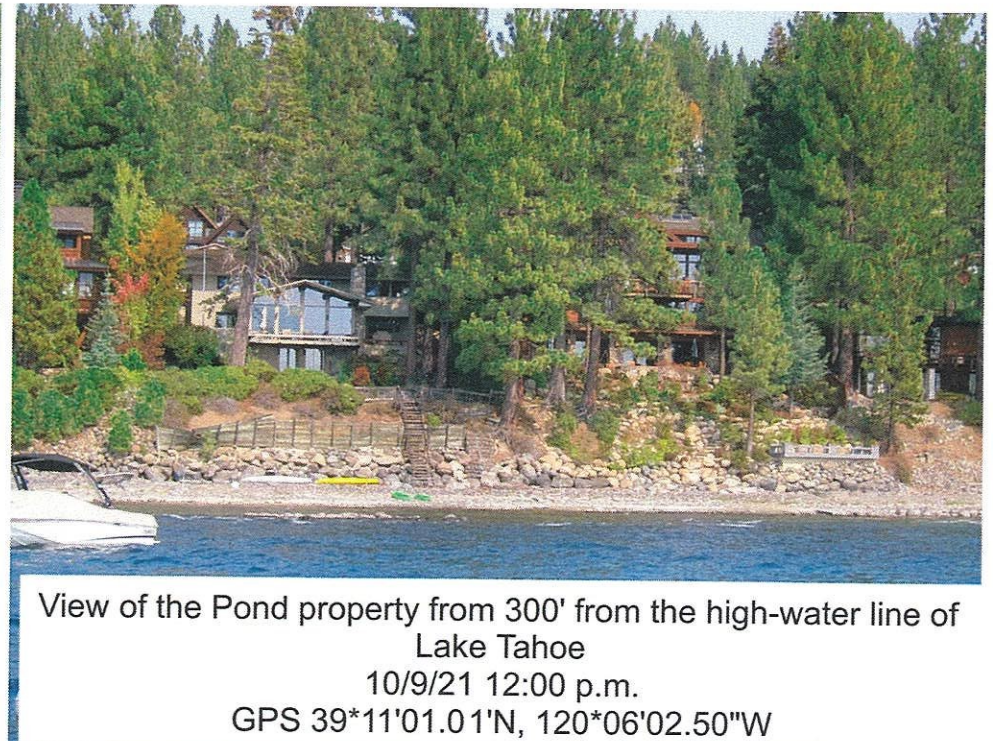
12. All rock material (gravel, cobble, and/or boulders) imported to the site for use in the shoreline construction area shall be thoroughly washed and shall be free of any silt and clay material.
13. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials 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. accordance with the provisions of Attachment Q by October 15<sup>th</sup> 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**

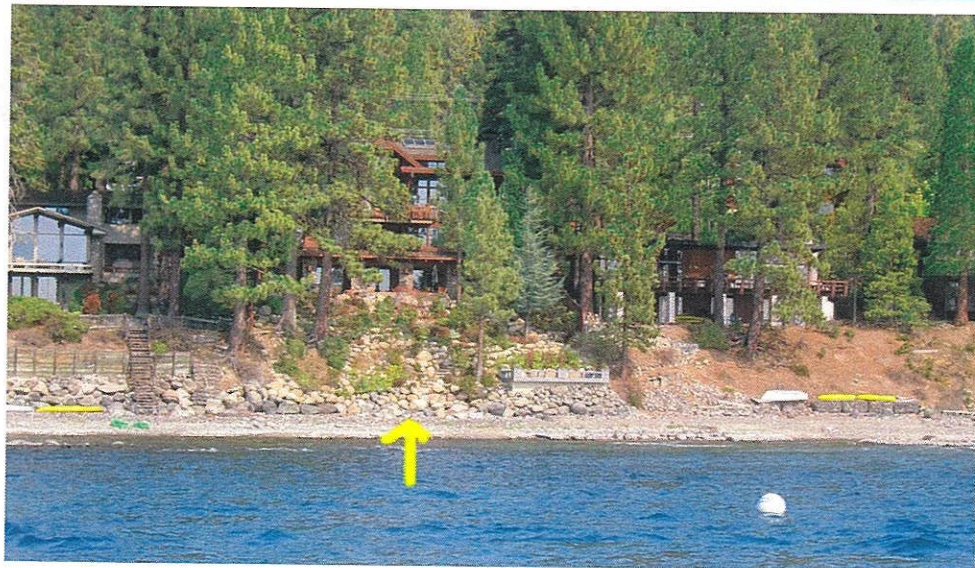
Attachment C  
Project Area Photographs



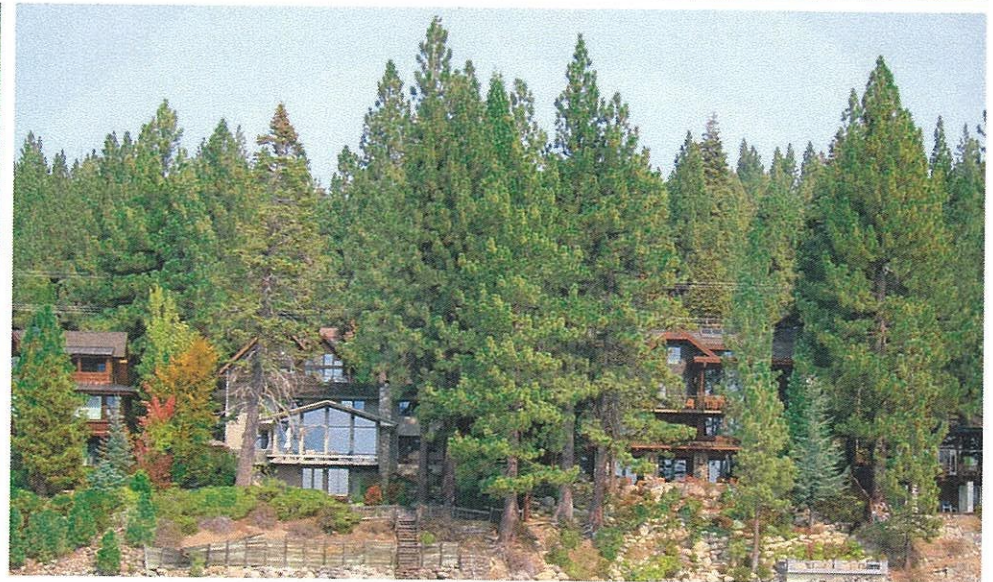
View of the Pond property from 300' from the high-water line of Lake Tahoe  
10/9/21 12:00 p.m.  
GPS 39\*11'01.00'N, 120\*06'03.48\"W



View of the Pond property from 300' from the high-water line of Lake Tahoe  
10/9/21 12:00 p.m.  
GPS 39\*11'01.01'N, 120\*06'02.50\"W

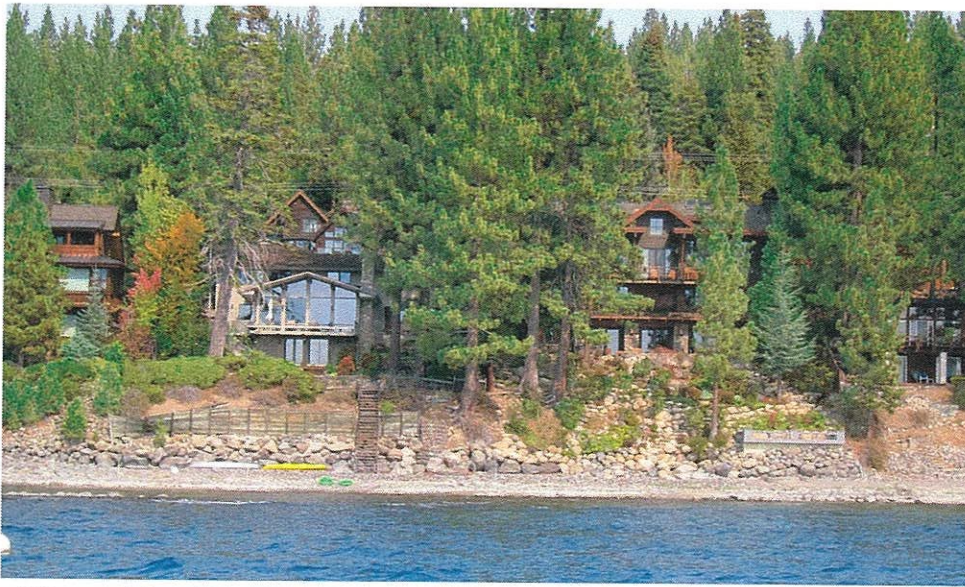


View of the Pond property from 300' from the high-water line of Lake Tahoe  
10/9/21 12:00 p.m.  
GPS 39\*11'00.8900'N, 120\*06'02.30\"W

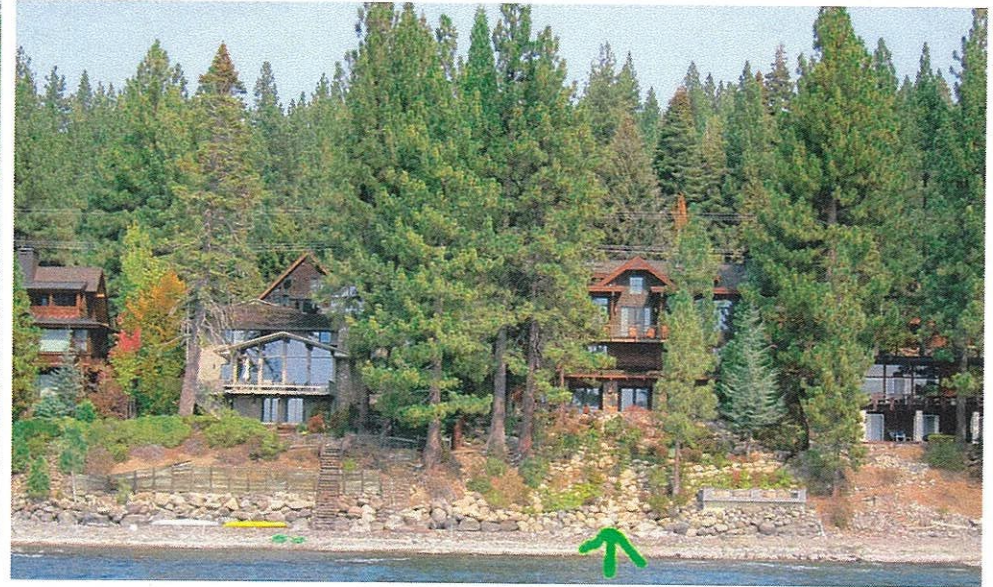


View of the Pond property from 300' from the high-water line of Lake Tahoe  
10/9/21 12:05 p.m.  
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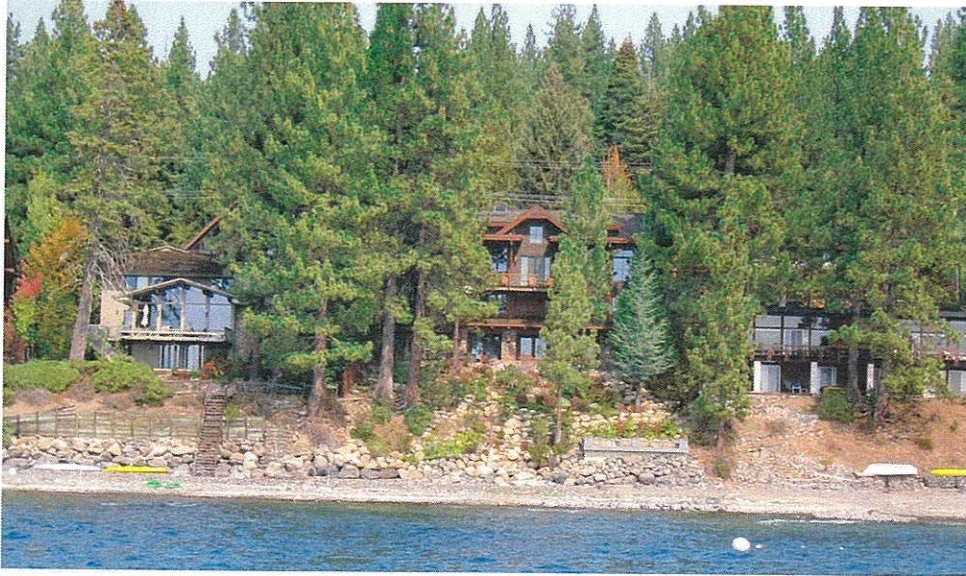




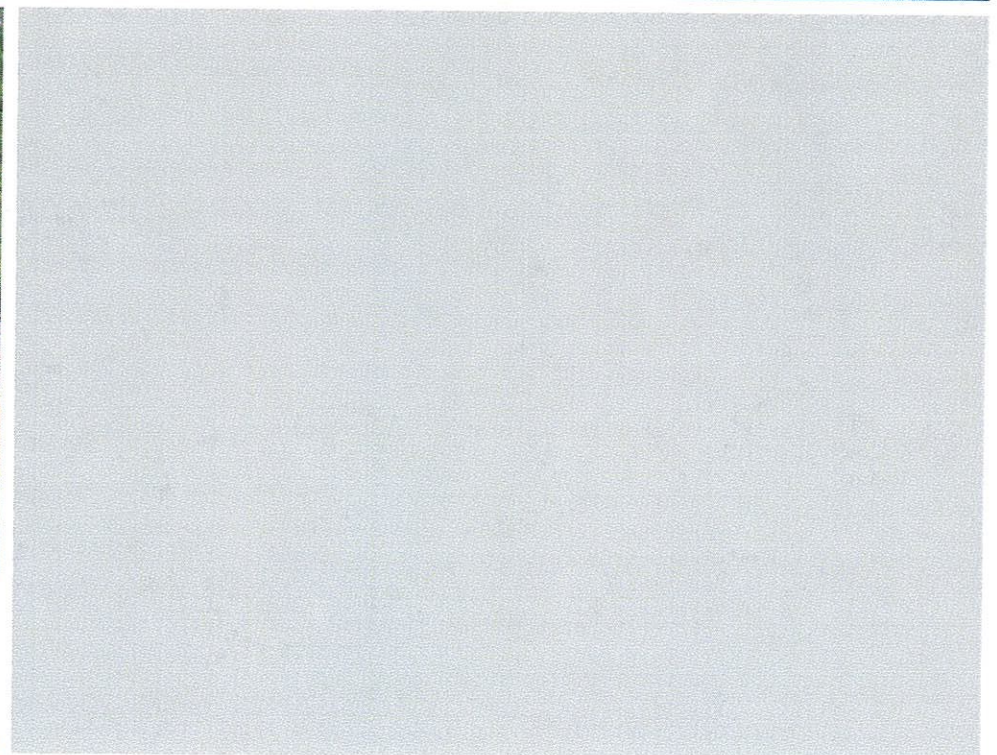
View of the Pond property from 300' from the high-water line of  
Lake Tahoe  
10/9/21 12:05 p.m.  
GPS 39\*11'00.89'N, 120\*06'01.95"W



View of the Pond property from 300' from the high-water line of  
Lake Tahoe  
10/9/21 12:07 p.m.  
GPS 39\*11'00.85'N, 120\*06'01.50"W



View of the Pond property from 300' from the high-water line of  
Lake Tahoe  
10/9/21 12:05 p.m.  
GPS 39\*11'00.85'N, 120\*06'01.50"W



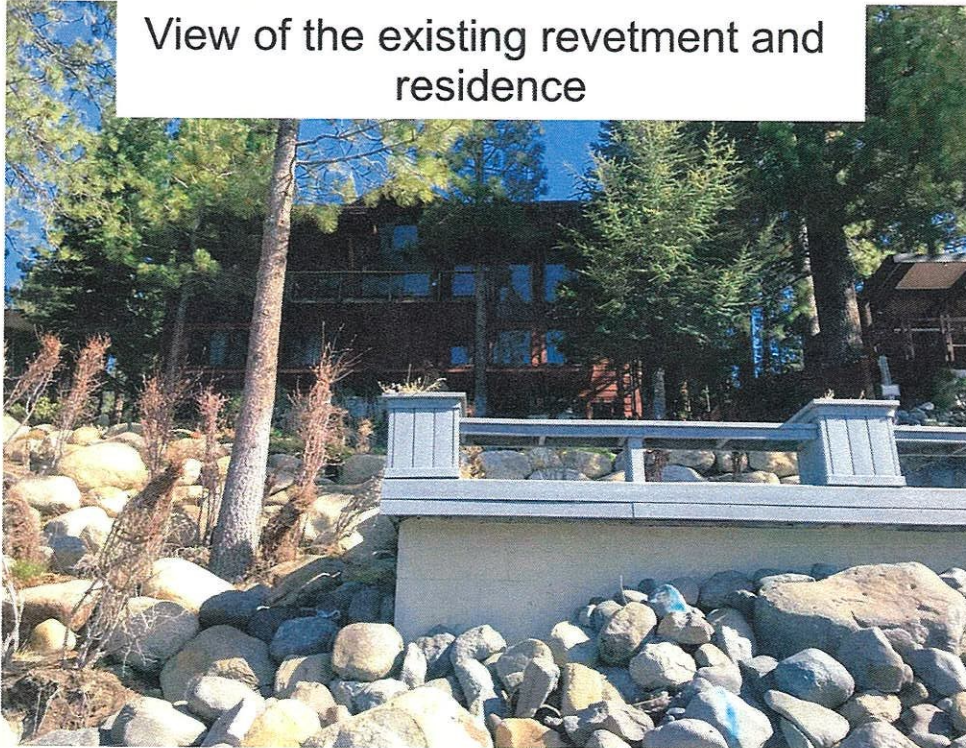
View of the shoreline facing east



View of the existing revetment to be repaired



View of the existing revetment and residence



View of the existing revetment



Attachment D  
Project Plans

# 3240 EDGEWATER DRIVE SHORELINE REVETMENT REPAIR TAHOE VISTA, CALIFORNIA APN: 093-072-040

## OWNER'S INFORMATION:

OWNER: RANDALL & CINDY POND  
 ADDRESS: 48 BRIGHTWOOD CIRCLE  
 DANVILLE, CA 94506  
 PROJECT ADDRESS: 3240 EDGEWATER DRIVE  
 TAHOE CITY, PLACER COUNTY, CALIFORNIA 96145  
 PROJECT APN: 093-072-040

## PROJECT INFORMATION:

THE PROJECT INVOLVES REPAIR OF A FAILING SHORELINE REVETMENT USING EXISTING & NEW BOULDERS AND GRAVEL TO COBBLE MATERIALS TO DISRUPT WAVE ENERGY AND DIMINISH POTENTIAL FOR WAVE IMPACT AT HIGH LAKE LEVEL.

THE PROJECT DOES NOT INVOLVE ADDITION TO STRUCTURES OR CHANGES IN COVERAGE.

ALL WORK WILL BE IN THE BACKSHORE.

## GENERAL NOTES:

- A CURSORY INVESTIGATION INDICATES THAT NEAR SURFACE SOILS IN THE PROJECT VICINITY ARE COMPOSED OF COARSE SANDS, GRAVELS, COBBLES, AND BOULDERS, AND CEMENTED VOLCANIC SOILS (SKTLANDIA FORMATION).
- THE CONTRACTOR SHALL ATTENTIVELY EXAMINE THE SITE IN SUCH A MANNER THAT HE CAN CONFIRM EXISTING SURFACE CONDITIONS WITH THOSE PRESENTED IN PROJECT DOCUMENTS. HE SHALL SATISFY HIMSELF THAT 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.
- 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:
 

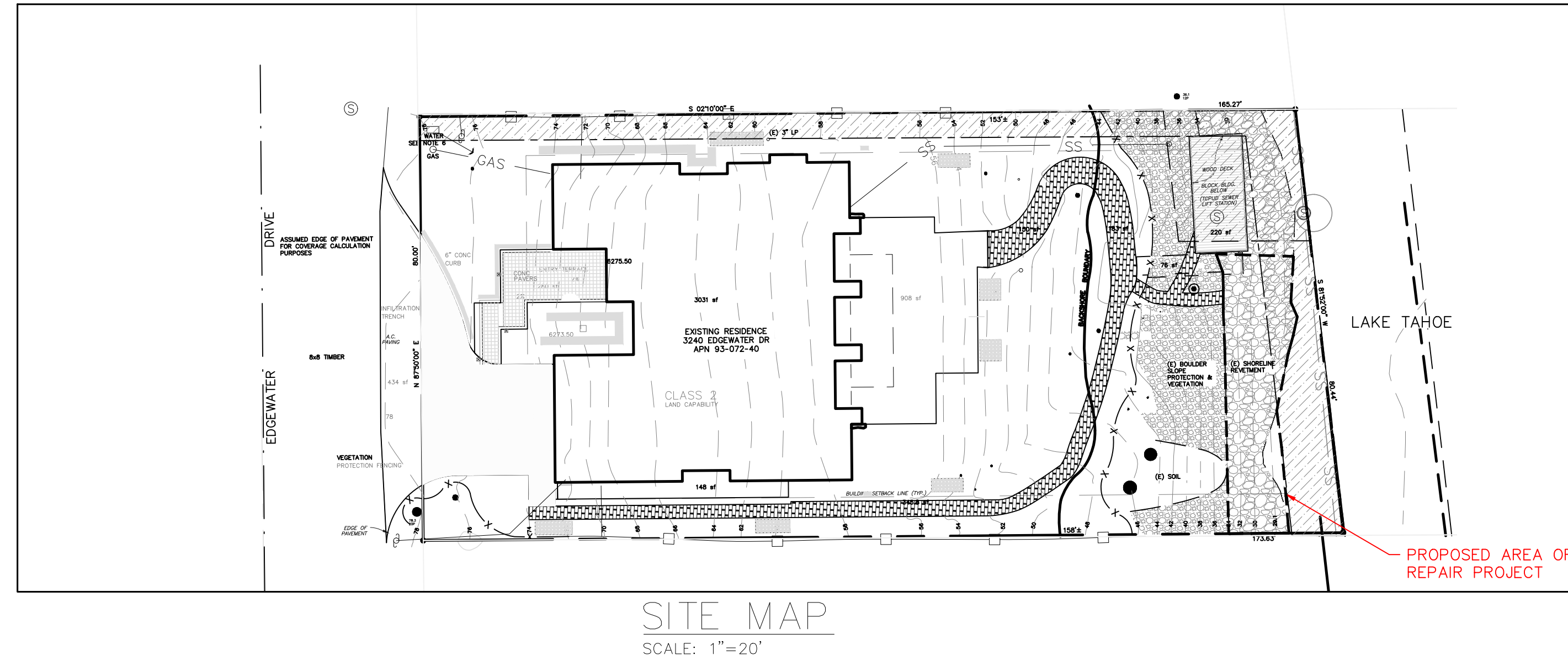
OWNER: RANDALL & CINDY POND  
 TEL (415) 827-7984

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

PERMIT CONSULTANT: ABIGAIL EDWARDS  
 KAUFMAN EDWARDS PLANNING  
 TEL (530) 546-4402

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

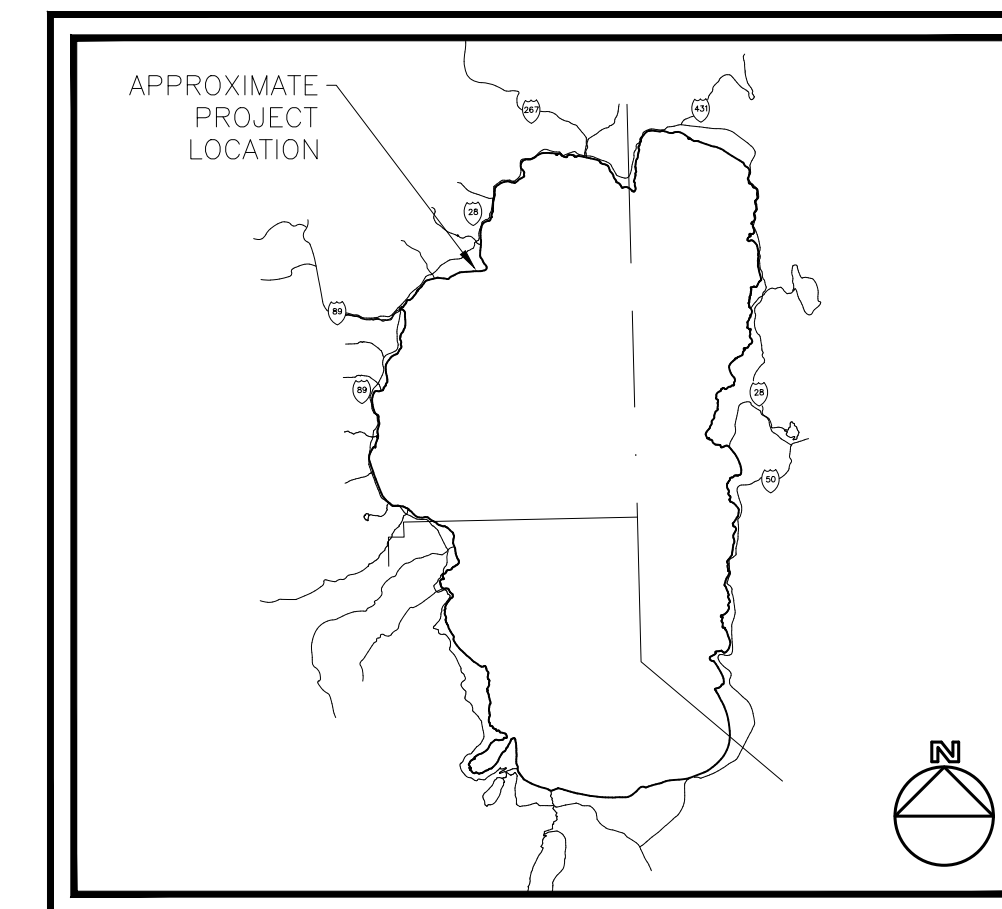
UTILITY CONTACT: TONY LALOTIS  
 TAHOE CITY PUBLIC UTILITY DISTRICT  
 EMAIL TLALOTIS@TCPUD.ORG  
 TEL (530) 583-3796
- CONTRACTOR SHALL KEEP THE SAME PARTIES INFORMED REGARDING THE PROGRESS OF WORK, PARTICULARLY THE STOPPING/RE-STARTING OF WORK DUE TO UNFORESEEABLE CIRCUMSTANCES.
- ALL TEMPORARY BMP'S MUST BE IN PLACE PRIOR TO START OF DEMOLITION AND/OR CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL SUPPLEMENTAL PERMITS AND FEES REQUIRED FOR CONSTRUCTION, NOT OBTAINED BY THE OWNERS.
- 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, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, THE RESIDENCE, PAVEMENT, LANDSCAPING, 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 IMPORTED BOULDERS AND ROCK MATERIALS SHALL BE CLEANED OF SILT OR SEDIMENT PRIOR TO DELIVERY TO SITE. CHIPPING OR SPLITTING OPERATIONS ON BOULDERS SHALL BE AT LEAST 10 FEET FROM SHORELINE ON A SURFACE WHERE DUST CAN BE REMOVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT FOR LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATIONS AND FOR THE PROTECTION AND REPAIR OF ANY DAMAGE TO THEM. A 48-HOUR NOTICE IS REQUIRED PRIOR TO CONSTRUCTION. UNDERGROUND SERVICE ALERT (U.S.A): 811
- 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.
- 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.
- NO ROCK OUTCROPS OR NATURALLY-PRESENT BOULDERS SHALL BE MOVED OR DISTURBED DURING THE CONSTRUCTION PROCESS.
- CONTRACTOR SHALL PROTECT ALL EXISTING BMP'S OR REPAIR TO ORIGINAL STANDARDS, IF DAMAGED.
- WORK SHALL BE ACCOMPLISHED IN SUCH A MANNER TO MINIMIZE DISTURBANCE OF ONSITE SOILS OR STIRRING UP SEDIMENT IN LAKE



SITE MAP  
SCALE: 1"=20'

## ABBREVIATIONS:

A.C.	ASPHALT CONCRETE
±	APPROXIMATE
BW	BACK OF WALL
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTOUR
CY	CUBIC YARDS
EL	ELEVATION
(E)	EXISTING
E.G.	EXISTING GRADE
FG	FINISHED GRADE
FT	FEET/FOOT
IE	INVERT ELEVATION
NTS	NOT TO SCALE
(P)	PROPOSED
PL	PROPERTY LINE
REF	REFERENCE
R.O.W	RIGHT OF WAY
RTGA	RENO TAHOE GEO ASSOCIATES
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TCPU	TAHOE CITY PUBLIC UTILITY DISTRICT
TOEW	TOP OF (E) WALL
TYP	TYPICAL
TW	TOP OF WALL
W/	WITH



VICINITY MAP  
NTS

## ENGINEER:



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

## PLANNER/PERMITTING:

ABIGAIL EDWARDS  
 KAUFMAN EDWARDS PLANNING  
 TEL (530) 546-4402  
 ABBY@TAHOELANDPLANNING.COM

## SHEET LIST:

- T1.0 TITLE SHEET
- C1.0 TEMPORARY BMP PLAN
- C2.0 IMPROVEMENT PLAN
- C3.0 SECTIONS & REVETMENT DETAIL

## LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BACKSHORE BOUNDARY LINE
	(P) TREE AS NOTED
	(E) ROCK
	(E) CONTOURS (1' & 5')
	(P) CONTOURS (1' & 5')
	(E) RESIDENCE
	(E) WOOD DECK
	ROCK/BOULDERS/COBBLES
	(P) RETAINING WALL
	(P) STONE STEPS
	(E) LAWN

## GRADING INFORMATION:

APPROXIMATE CUT VOLUME ABOVE 6229.1' CONTOUR	0 CY
APPROXIMATE FILL VOLUME UPHILL FROM 6229.1' CONTOUR	0 CY
APPROXIMATE CUT VOLUME DOWNSLOPE FROM 6229.1' CONTOUR	0 CY
APPROXIMATE FILL VOLUME DOWNSLOPE FROM 6229.1' CONTOUR (REVETMENT & FISH HABITAT BOULDERS)	0 CY

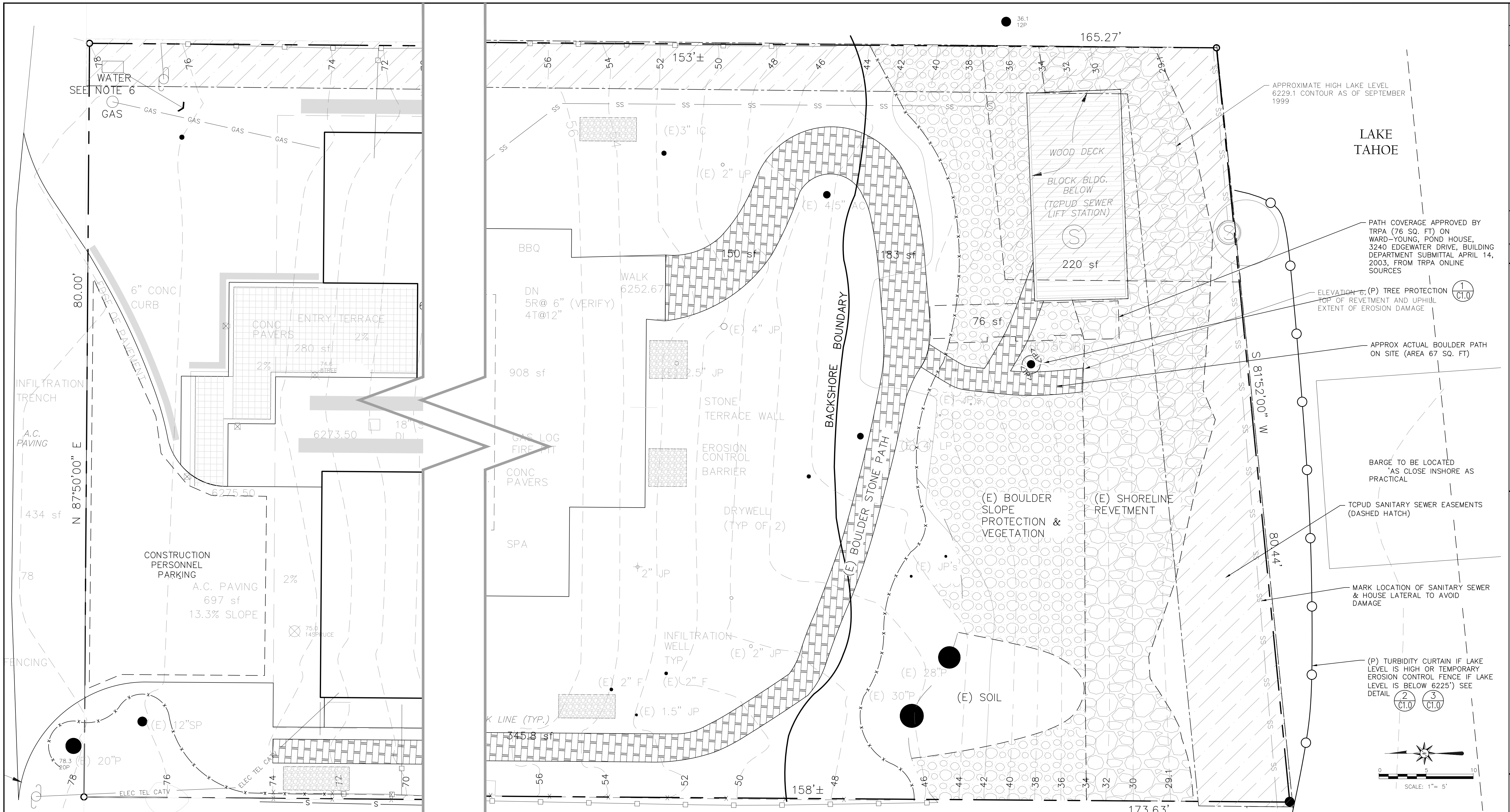
NO CHANGES IN COVERAGE ARE INCLUDED IN THIS PROJECT.

NO CHANGES IN GRADE ARE INCLUDED IN THIS PROJECT.



**Know what's below.  
Call 811 before you dig.**

REV	DATE	BY	APP'D	CONSULTING CIVIL ENGINEERS  P.O. Box 18449 Reno, Nevada 89511 TEL (775)853-9100 FAX (775)853-9199
TITLE SHEET SHORELINE REVETMENT REPAIR 3240 EDGEWATER DRIVE TAHOE VISTA PLACER COUNTY CALIFORNIA				REGISTERED PROFESSIONAL ENGINEER JWP No. 055611 State of California
SHEET T1.0				DATE: 08/18/2020 JOB NUMBER: 21077.001 DESIGNED BY: JWP/PA DRAWN BY: PA CHECKED BY: JWP



APPROXIMATE HIGH LAKE LEVEL  
6229.1 CONTOUR AS OF SEPTEMBER  
1999

LAKE  
TAHOE

PATH COVERAGE APPROVED BY  
TRPA (76 SQ. FT) ON  
WARD-YOUNG, POND HOUSE,  
3240 EDGEWATER DRIVE, BUILDING  
DEPARTMENT SUBMITTAL APRIL 14,  
2003, FROM TRPA ONLINE  
SOURCES

ELEVATION 6. (P) TREE PROTECTION  
TOP OF REVEMENT AND UPHILL  
EXTENT OF EROSION DAMAGE

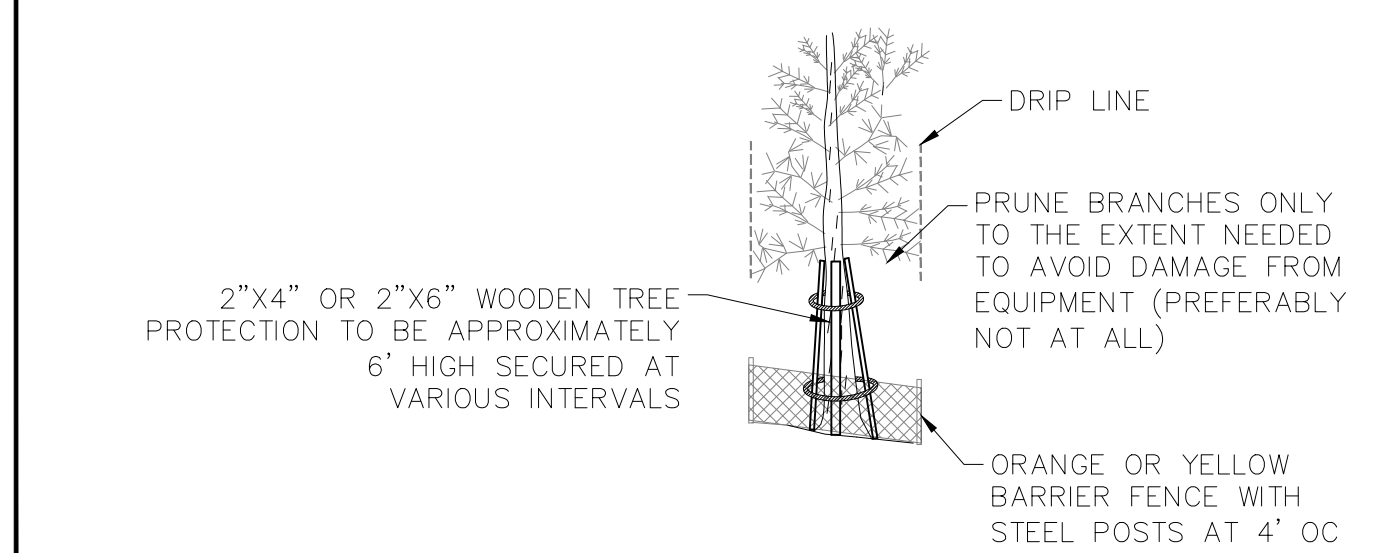
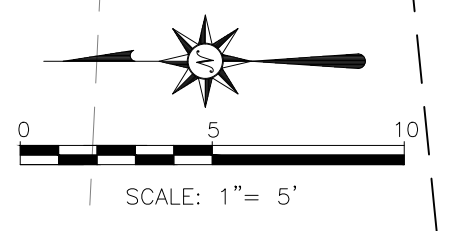
APPROX ACTUAL BOULDER PATH  
ON SITE (AREA 67 SQ. FT)

BARGE TO BE LOCATED  
"AS CLOSE INSHORE AS  
PRACTICAL

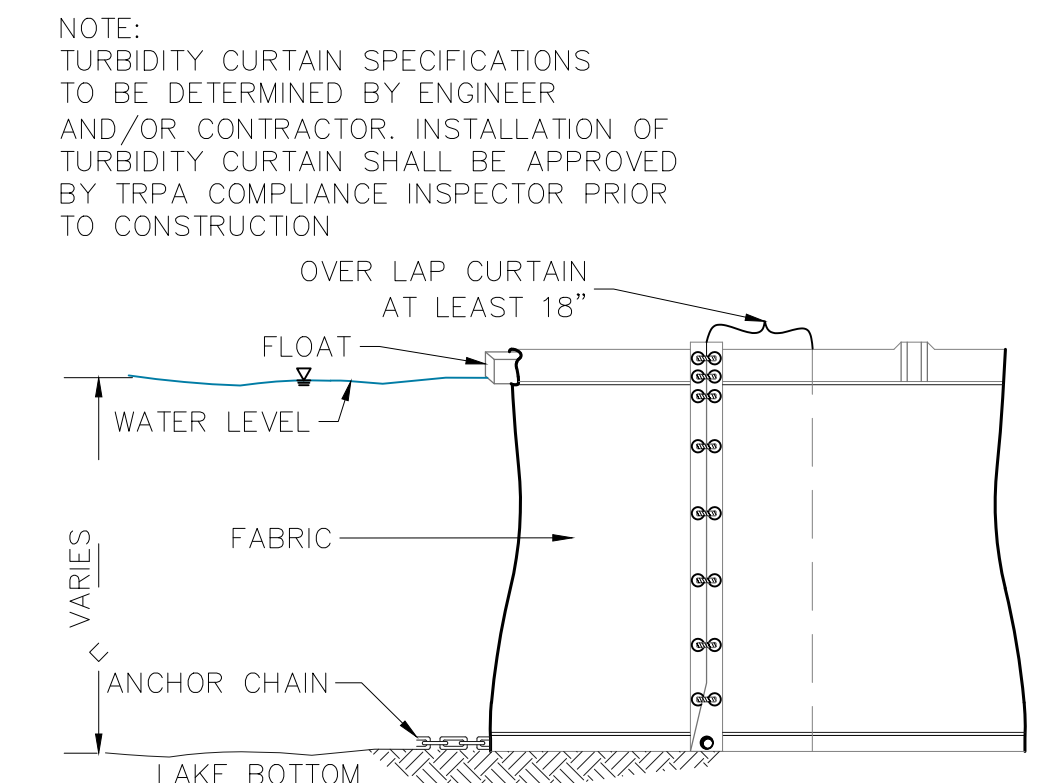
TOPUD SANITARY SEWER EASEMENTS  
(DASHED HATCH)

MARK LOCATION OF SANITARY SEWER  
& HOUSE LATERAL TO AVOID  
DAMAGE

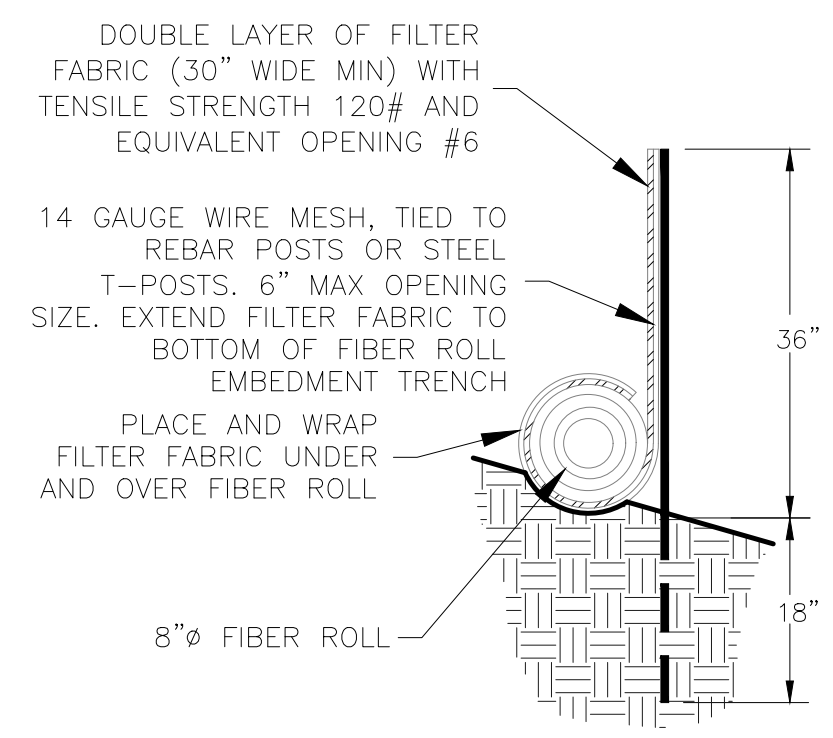
(P) TURBIDITY CURTAIN IF LAKE  
LEVEL IS HIGH OR TEMPORARY  
EROSION CONTROL FENCE IF LAKE  
LEVEL IS BELOW 6225' SEE  
DETAIL



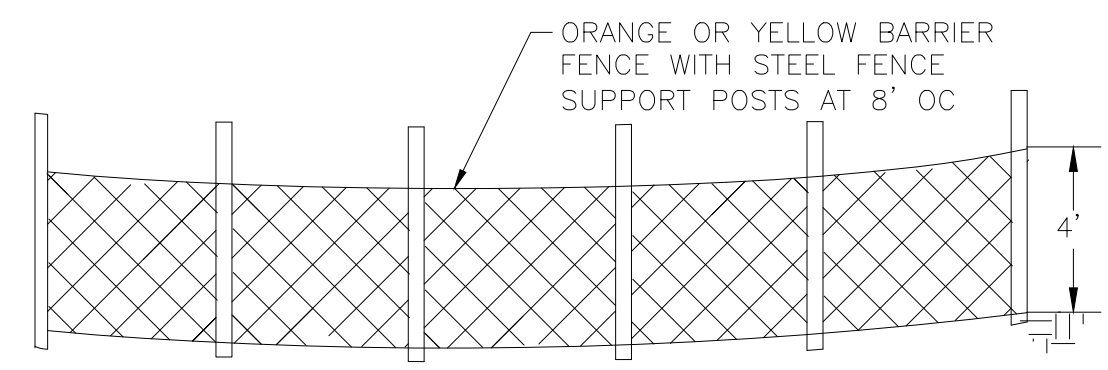
NOTE:  
TREE PROTECTION MAY BE REQUIRED AT ADDITIONAL  
LOCATIONS IDENTIFIED BY THE OWNER OR ENGINEER



2 TURBIDITY CURTAIN  
C1.0 NTS



3 TEMPORARY EROSION CONTROL FENCE  
C1.0 NTS



4 TEMPORARY CONSTRUCTION FENCE  
C1.0 NTS

REV	DATE	BY	APPD

**Reno Tahoe Geo Associates, Inc.**  
CONSULTING CIVIL ENGINEERS

P.O. Box 18449  
Reno, Nevada 89511

TEL (775)953-9100  
FAX (775)953-9199

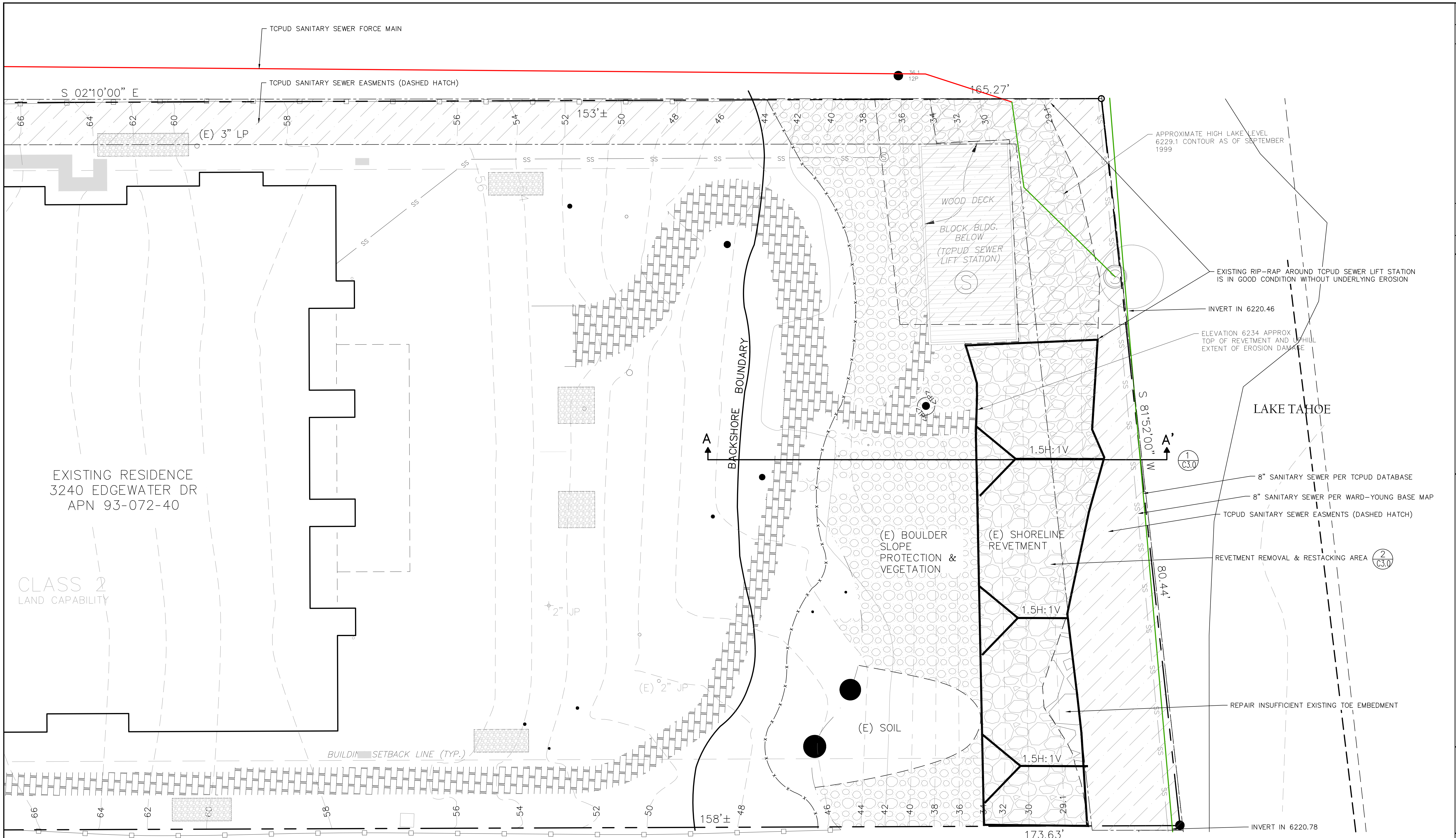
**TEMPORARY BMP PLAN**  
**SHORELINE REVEMENT REPAIR**  
**3240 EDGEWATER DRIVE**  
**TAHOE VISTA**

PLACER COUNTY CALIFORNIA

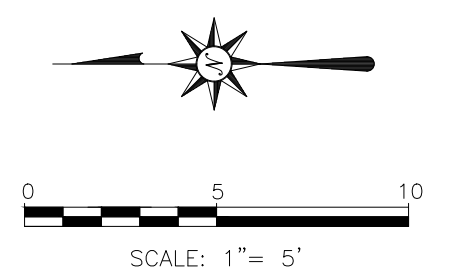
REGISTERED PROFESSIONAL ENGINEER  
Justin Warren  
No. 05961  
Civil  
STATE OF CALIFORNIA

DATE: 08/18/2020  
JOB NUMBER: 21077.001  
DESIGNED BY: JWP/PA  
DRAWN BY: PA  
CHECKED BY: JWP

SHEET  
**C1.0**



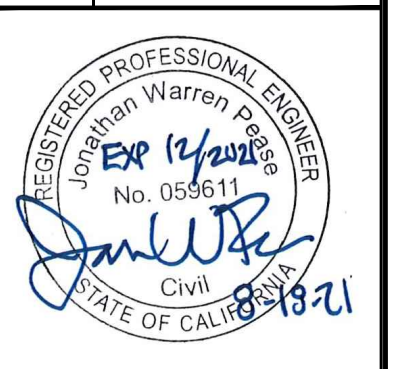
- LEGEND:**
- PROPOSED ROCKERY WALL
  - PROPOSED NATURAL TERRACE WITH TOP SOIL, PLANTINGS, PLACEMENT OF BOULDERS OPTIONAL
  - PROPOSED GRASS AREA
  - PROPOSED STACKED BOULDERS WITH SOIL POCKETS & PLANTINGS
  - PROPOSED ROCK SLOPE PROTECTION WITH PLANTINGS AS SPECIFIED IN DETAIL



REV	DATE	BY	APP'D

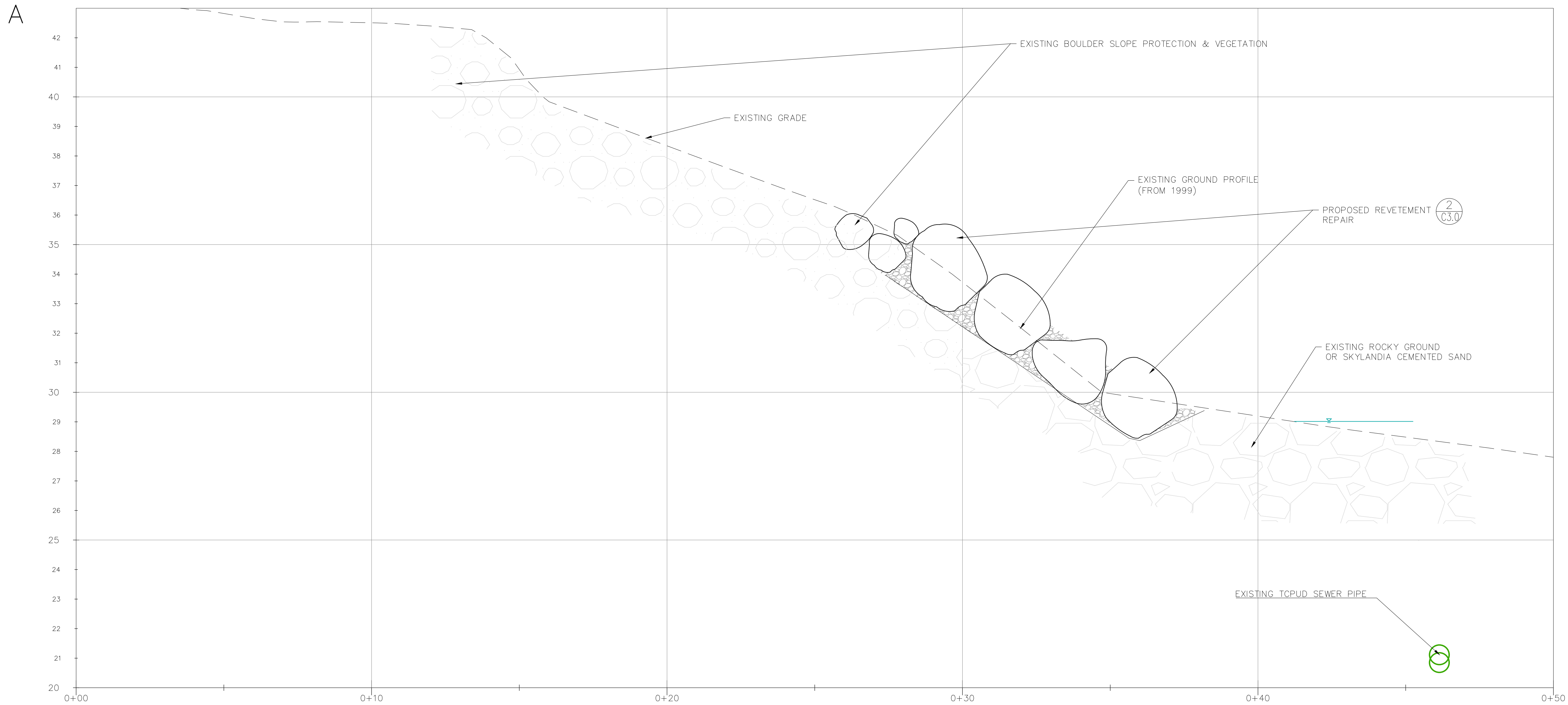
**Reno Tahoe Geo Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS  
 P.O. Box 18449  
 Reno, Nevada 89511  
 TEL (775)953-9100  
 FAX (775)953-9199

**IMPROVEMENT PLAN**  
 SHORELINE REVETMENT REPAIR  
 3240 EDGEWATER DRIVE  
 TAHOE VISTA  
 CALIFORNIA  
 PLACER COUNTY



DATE: 08/18/2020  
 JOB NUMBER: 21077.001  
 DESIGNED BY: JWP/PA  
 DRAWN BY: PA  
 CHECKED BY: JWP

SHEET  
**C2.0**



2 CROSS SECTION A-A'  
C3.0 1"=2'

**BOULDER REVETEMENT NOTES:**

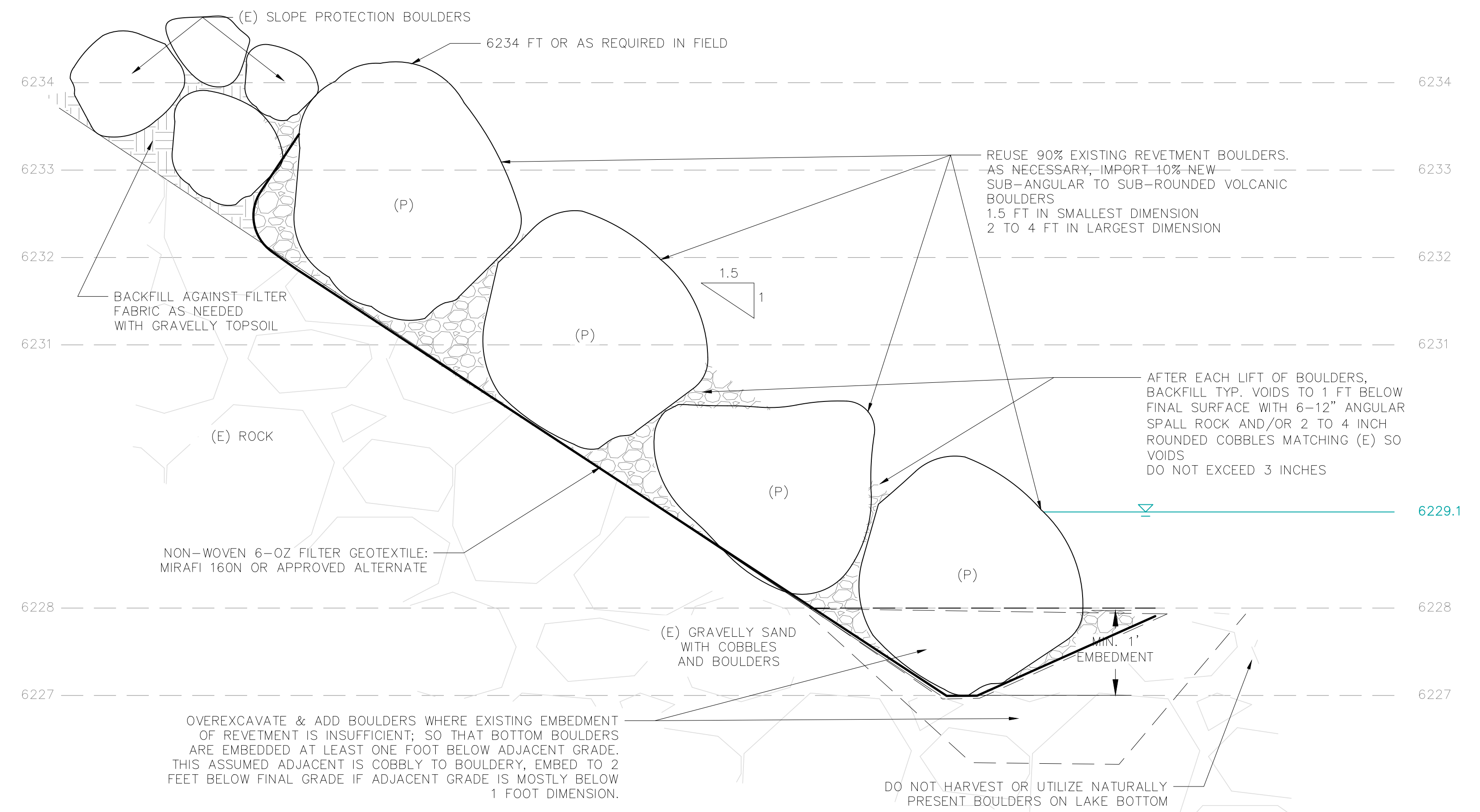
- ALL ROCK MATERIALS (BOULDERS AND COBBLES) SHALL BE DURABLE, CLEAN, DARK GRAY OR GRAY-BROWN IN COLOR, FINE-GRAINED BASALT OR ANDESITIC ROCK MATCHING ADJACENT OUTCROPS ON SHORELINE.
- DEEPLY WEATHERED, LAMINAR, OR FRACTURED STONE SHALL NOT BE USED.
- ROUNDED BOULDERS MAY BE RESHAPED BY SPLITTING. BOULDERS WITH VISIBLE CRACKS SHALL NOT BE USED. ALL BOULDERS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.5.
- REVETEMENT 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 REVETEMENT 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 2-4 INCH COBBLES AND/OR ANGULAR SPALL ROCK. CHINK SPARINGLY IN UPPER 1 FOOT OF REVETEMENT TO PROVIDE A LESS EVEN REVETEMENT FACE.
- THE SHORELINE PROTECTION PLAN CONSTRUCTION SHALL BE OBSERVED AND APPROVED BY THE DESIGN ENGINEERS.

**STAINING NOTES:**

- IF MORE THAN 10% OF BOULDERS IN AN AREA ARE GRANITE OR SIMILAR LIGHT-COLORED STONE, STAINING SHALL BE PERFORMED TO BRING COLORS IN KEEPING WITH NATIVE BOULDERS.
- ALL COLORS BELOW REFER TO DRY UNSHADED ROCK IN FULL DAYLIGHT, BASED ON THE MUNSELL SOIL COLOR CHARTS
- TEST STAINING ON INCONSPICUOUS OR TEMPORARY SURFACE SHALL BE PERFORMED TO EVALUATE STAINING INTENSITY, COLOR, AND PATTERNS. ROCK STAINS WHICH DEVELOP COLOR OVER TIME SHALL BE EVALUATED AFTER A MINIMUM 7-DAY PERIOD BEFORE APPROVAL OF SELECTION.
- INITIAL STAINING SHALL CONSIDER APPLYING MORE LIGHTLY THAN NEEDED TO AVOID OVER-DARKENING OF MATERIALS. ON-SITE GRANITIC BOULDERS USED FOR REVETMENTS SHALL BE STAINED TO AT LEAST 2 VALUES BELOW EXISTING APPEARANCE AT 20 FT DISTANCE.
- AT LEAST 60 PERCENT OF MATERIALS SHALL BE STAINED GRAY (10YR-6/1, 10YR-5/1, 10YR-4/1)
- OPTIONAL ADDITIONAL COLORS:
  - CONTRAST AREAS MAY INCLUDE PINKISH GRAY (7.5YR-5/2, 7.5YR-5/1)
  - DARK GRAY (10YR-4/1) OR
  - BROWN TO YELLOWISH BROWN [IRON STAINING] (10YR-5/2, 10YR-5/3)



1 REVETEMENT DETAIL  
C3.0 1"=1'

REV.	DATE	BY	APPD

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

**SECTIONS & REVETEMENT DETAIL**  
SHORELINE REVETEMENT REPAIR  
3240 EDGEWATER DRIVE  
TAHOE VISTA  
PLACER COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
JAMES WARREN  
No. 05951  
Civil  
STATE OF CALIFORNIA

DATE: 08/18/2020  
JOB NUMBER: 21077.001  
DESIGNED BY: JWP/PA  
DRAWN BY: PA  
CHECKED BY: JWP

SHEET  
**C3.0**

C:\Users\JONPEA~1\AppData\Local\Temp\AcPublish\_13040\3240 Plan Combined 3220 - 3240 - 20200728.dwg 8/19/21

Attachment E  
Initial Environmental Checklist





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

I. Assessor's Parcel Number (APN)/Project Location

093-072-040

Project Name

Pond Shoreline Repair

County/City

Placer

**Brief Description of Project:**

Repair/replace existing shoreline revetment by removing and reinstalling existing boulders, adding geotextile fabric and keying in bottom row of revetment as needed (please refer to project description for details).

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

II. ENVIRONMENTAL IMPACTS:

1. Land

Will the proposal result in:

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

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

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

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

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

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

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

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

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

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

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

## 2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

- Yes                       No  
 No, With Mitigation       Data Insufficient

b. Deterioration of ambient (existing) air quality?

- Yes                       No  
 No, With Mitigation       Data Insufficient

c. The creation of objectionable odors?

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

e. Increased use of diesel fuel?

- Yes       No  
 No, With Mitigation       Data Insufficient

### 3. Water Quality

Will the proposal result in:

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

#### 4. Vegetation

Will the proposal result in:

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

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

- b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?

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

- c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?

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

- d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants)?

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

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

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

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

### 5. Wildlife

Will the proposal result in:

a. Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

### 6. Noise

Will the proposal result in:

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

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Exposure of people to severe noise levels?

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient



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

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

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

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

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

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

## 7. Light and Glare

Will the proposal:

- a. Include new or modified sources of exterior lighting?

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

## 8. Land Use

Will the proposal:

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

**9. Natural Resources**

Will the proposal result in:

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

**10. Risk of Upset**

Will the proposal:

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

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Involve possible interference with an emergency evacuation plan?

- Yes       No  
 No, With Mitigation       Data Insufficient

**11. Population**

Will the proposal:

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

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

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

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

**12. Housing**

Will the proposal:

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

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

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

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

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

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

Number of Existing Dwelling Units: 1

Number of Proposed Dwelling Units: 1

b. Will the proposal result in the loss of housing for lower-income and very-low-income households?

- Yes       No  
 No, With Mitigation       Data Insufficient

**13. Transportation/Circulation**

Will the proposal result in:

a. Generation of 100 or more new Daily Vehicle Trip Ends (DVTE)?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Changes to existing parking facilities, or demand for new parking?

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?

- Yes       No  
 No, With Mitigation       Data Insufficient

d. Alterations to present patterns of circulation or movement of people and/or goods?

- Yes       No  
 No, With Mitigation       Data Insufficient

e. Alterations to waterborne, rail or air traffic?

- Yes       No  
 No, With Mitigation       Data Insufficient

f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

- Yes       No  
 No, With Mitigation       Data Insufficient

**14. Public Services**

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?

a. Fire protection?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Police protection?

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Schools?

- Yes       No  
 No, With Mitigation       Data Insufficient

d. Parks or other recreational facilities?

- Yes       No  
 No, With Mitigation       Data Insufficient

e. Maintenance of public facilities, including roads?

- Yes       No  
 No, With Mitigation       Data Insufficient

f. Other governmental services?

- Yes       No  
 No, With Mitigation       Data Insufficient

**15. Energy**

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

- Yes       No  
 No, With Mitigation       Data Insufficient

**16. Utilities**

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

a. Power or natural gas?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Communication systems?

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

- Yes       No  
 No, With Mitigation       Data Insufficient

d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

- Yes       No  
 No, With Mitigation       Data Insufficient

e. Storm water drainage?

- Yes       No  
 No, With Mitigation       Data Insufficient

f. Solid waste and disposal?

- Yes       No  
 No, With Mitigation       Data Insufficient

### 17. Human Health

Will the proposal result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Exposure of people to potential health hazards?

- Yes       No  
 No, With Mitigation       Data Insufficient



**18. Scenic Resources/Community Design**

Will the proposal:

- a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

**19. Recreation**

Does the proposal:

a. Create additional demand for recreation facilities?

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

b. Create additional recreation capacity?

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

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

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

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

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

**20. Archaeological/Historical**

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

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

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

- Yes       No  
 No, With Mitigation       Data Insufficient

## 21. Findings of Significance.

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

- Yes       No  
 No, With Mitigation       Data Insufficient

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

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

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)

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

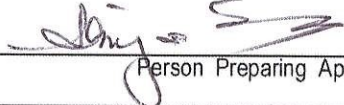
d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?

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

**DECLARATION:**

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

Signature: (Original signature required.)



Person Preparing Application

At Placer County

Date: 11/19/21

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

See attached response to IEC.

**FOR OFFICE USE ONLY**

Date Received: 5/3/23 By: Tiffany Good

Determination:

On the basis of this evaluation:

- a. The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with TRPA's Rules of Procedure.

Yes  No

- b. The proposed project could have a significant effect on the environment, but due to the listed mitigation measures which have been added to the project, could have no significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules and Procedures.

Yes  No

- c. The proposed project may have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with Chapter 3 of the TRPA Code of Ordinances and the Rules of Procedure.

Yes  No

Tiffany Good  
Signature of Evaluator

Date: 5/3/23

Permitting Program Manager  
Title of Evaluator

Attachment F  
Initial Environmental Checklist Responses

**Pond Shoreline Revetment Repair Project**  
**3240 Edgewater Drive, Tahoe City**  
**Placer County APN 093-072-040**  
**Response to Initial Environmental Checklist**

1b. The revetment repairs/replacement will not modify the existing topography as it will be reinstalled where the current revetment exists. The only minor excavation may be at the toe of the slope of the revetment to key in boulders as needed but the existing grade/top of grade will no change from what is existing. will modify existing topography as the existing shoreline wall is a solid vertical wall and the new shoreline protective structure will be a combination of pervious walls with varying slopes.

1c & e. The replacement of the sloping rock revetment may cause temporary unstable soils, however, temporary BMPs (turbidity curtain, etc.) will be in place prior to construction. The project itself is to stabilize the shoreline and existing slope.

1f & 3a. The replaced rock slope protection will be permeable to avoid any impacts to littoral processes. Angular rocks in various sizes will be restacked for wave dissipation to protect the shoreline. A littoral drift study has been included in the Geotechnical report submitted with this application.

3a. The revetment repair will include restacking angular rocks in various sizes for wave dissipation to protect the shoreline and residence on the shore above. A littoral drift study has been included in the Geotechnical report submitted with this application.

3e. The repair/replacement of the sloping rock revetment may cause temporary unstable soils, however, temporary BMPs (turbidity curtain, etc.) will be in place prior to construction.

5d. The property is located in spawning habitat, however, there is little to no work proposed below the high-water line of Lake Tahoe with the exception of keying in existing boulders as needed.

18a. The project is located within Shoreline Unit # 16 (Dollar Point) which is in non-attainment and is not visible from the highway. The rock revetment will be replaced in kind as viewed from the lake so the scenic views from the lake will not be impacted (Please refer to enclosed photos from Lake Tahoe).