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STAFF REPORT

Date: March 10, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Mumford New Single-Use Pier, 450 Fallen Leaf Road, El Dorado County, California, Assessor's Parcel Number (APN), 021-210-013, TRPA File Number ERSP2020-1848

Requested Action:

Hearings Officer action on the proposed project, and related findings based on this Staff Summary and the Draft Permit (Attachment A).

Summary and Staff Recommendation:

The project proposes a new single parcel pier serving the residence located at 450 Fallen Leaf Road at Fallen Leaf Lake, California. TRPA Code section 2.2.2F.2 requires that new shorezone structures (except those identified for Governing Board review) are subject to Hearings Officer review and approval. The proposed pier is 40 feet in length, 30 feet in width at the pier head, and includes one 6,000 lb. capacity, low-level boatlift. Staff recommends that the Hearings Officer make the required findings and approve the proposed project.

Project Description/Background:

The proposed project is for a new single-use pier to serve the residence at 450 Fallen Leaf Road. The property contains one single family dwelling. The TRPA Shoreline Plan and corresponding code amendments, adopted by the TRPA Governing Board in October of 2018, allow for new shorezone structures on lakes in the Lake Tahoe region including Fallen Leaf Lake. The location, design, and construction standards set forth in the code for these structures are used as *guidelines* when applied to piers on lakes other than Lake Tahoe. As such, the review of the proposed pier considered compatibility with existing, surrounding piers, distance from property line projection setbacks, and design standards for pier and catwalk width in order to inform review of this pier.

The proposed project is located within the South Fallen Leaf Lake Plan Area Statement (145) where piers are an allowed use. The proposed pier is 40 feet in length, 30 feet in width at the pier head, and includes one 6,000 lb. capacity boatlift. The proposed pier is compatible with the neighborhood and surrounding shorezone structures. The proposed pier is comparable in length, width, and overall size to those of the neighboring properties. The property to the southwest of the subject property has a pier with a fixed portion extending from the land and a floating section extending into the lake. The pierhead is approximately 8 feet in width. The property to the northeast includes a section of hardened shoreline (improved with vertical rock and concrete walls), an existing pier and large enclosed boathouse.

While the proposed pier is larger than the neighboring pier to the southwest, it is smaller than the combined pier and boathouse to the northeast. Therefore, the proposed pier is comparable with the shorezone structures in the vicinity.

Issues:

- A. Scenic Quality: The subject property is located on Fallen Leaf Lake's southwest side, in an area with existing upland and shorezone development. TRPA's scenic thresholds, visual magnitude system, and allowable visible mass for piers are applied as guidelines and not regulations at Fallen Leaf Lake. However, Fallen Leaf Lake Campground is a TRPA-designated recreation resource with high quality scenic viewpoints towards various areas of the lake. The new pier will not degrade the scenic quality from the Fallen Leaf Lake Campground as the property is located amongst several surrounding properties that are developed with single-family residences and various shorezone structures including piers and boathouses. The property is also in the same vicinity as the Fallen Leaf Lake Marina, where there is substantial shorezone development in the form of piers and boat slips. The upland residence located at 450 Fallen Leaf Road is set back from the shoreline and is well screened with large coniferous trees. The visible mass created by the pier structure will be offset with vegetative screening of the minimal areas visible from the lake on the upland structure.

- B. Development Standards: The proposed pier does not comply with the pier width design standard of 10 feet. The proposed pier head width is 40 feet wide. The pierhead width, along with all other TRPA design and development standards for single parcel piers are guidelines for Fallen Leaf Lake. Therefore, the proposed pier may deviate from the design and development standards if the permittee can demonstrate that there will not be an adverse impact to the environment. In this case, the permittee has indicated that the additional pierhead width offers protection for embarking and disembarking from a boat onto the pier. The proposed pier will meet all setback standards from the parcel boundary projection lines and neighboring shorezone structures, so safe navigation will not be negatively impacted. The visible mass that will be created by the pierhead will be mitigated on the upland structure.

Staff Analysis:

- A. Setbacks: TRPA Code, Sections 84.4.3.B.2.f and g require that new piers comply with a 20-foot projection line setback from the property line projection boundary and a minimum of 40 feet from other piers as measured from the pierhead. The proposed pier will be located on Fallen Leaf Lake and is situated towards the middle of the subject parcel, 35' feet from the southwest property line and 70 feet from the northeast property line. The nearest adjoining structure to the southeast is a pier 63 +/- feet away. The nearest adjoining structure to the northeast is also a pier and boathouse that is 208 feet away. The codified origination point from which projection lines are typically taken from, the low water line, does not apply to Fallen Leaf Lake as the low water line is not mapped for the lake. Therefore, the projection lines are taken from where the upland property line meets the approximate mapped high water line for Fallen Leaf Lake which is 6,274.5 feet.

- B. Shoreline Review Committee: TRPA facilitates monthly Shoreline Review Committee (SRC) meetings for agencies with permitting jurisdiction along the shoreline and within Lake Tahoe to coordinate the permitting of projects. The subject project was reviewed and discussed at SRC on March 18, 2021. California State Lands Commission (CSLC) has not established the Low Water Line in Fallen Leaf Lake and therefore the project does not need to come under lease with the CSLC. The U.S. Army Corps of Engineers and the Lahontan Regional Water Quality Control Board would not issue authorizations for the pier expansion if there is no dredge/fill or fish habitat mitigation associated with the project.
- C. Environmental Review: The applicant completed an Initial Environmental Checklist (IEC) to assess the potential environmental impacts of the project. No significant long-term environmental impacts were identified because the proposed pier complies with the existing Code. The IEC is provided as Attachment D.
- D. Public Comment: Property owners within 300 feet of the subject site were provided notice of the proposed project.
- E. Regional Plan Compliance: The proposed project is consistent with the Goal and Policies of the Regional Plan, Shorezone Subelement, in that it complies with the design standards and includes mitigation to ensure no negative impacts to the environmental thresholds.

Required Actions:

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

- 1) Approve the findings contained in the staff summary, including a finding of no significant environmental effect (Attachment A); and
- 2) Approve the proposed project, based on the staff summary, and record evidence, subject to the conditions in the draft permit (see Attachment B).

Contact Information:

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

Attachments:

- A. Required Findings/Rationale
- B. Draft Permit
- C. Site Plans & Elevations
- D. Initial Environmental Checklist

Attachment A

Required Findings/Rationale

Required Findings/Rationale
Mumford New Single Parcel Pier at Fallen Leaf Lake

Required Findings: The following is a list of the required findings as set forth in Chapter 4, 80, 82, and 84 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

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

Based on the information provided in this staff report, the project application, the Initial Environmental Checklist (IEC), and Article V(g) Findings Checklist, there is sufficient evidence demonstrating that the proposed project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, the Code and other TRPA plans and programs.

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

TRPA staff has completed the “Article V(g) Findings” in accordance with Chapter 4, Subsection 4.3 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Also, the applicant has completed an IEC. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed V(g) Findings are available at TRPA and will be made available at the Governing Board hearing.

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

TRPA is requiring that all potential environmental effects be mitigated through Best Management Practices, including the use of turbidity curtains during construction. The applicant is also required to obtain separate approval for the project from the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California State Lands Commission, Lahontan Regional Water Quality Control Board, U.S. Army Corps of Engineers, and El Dorado County to ensure the project will meet or exceed all federal, state, or local standards. As a result, upon completion of construction, the project should have no impact upon air or water quality standards.

2. Chapter 80 – Shorezone Findings:

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

There is no evidence in the project file that indicates the proposed project will adversely impact littoral processes (the pier will be constructed on pilings to allow for the free flow of water), fish habitat (as conditioned), backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas. The site is mapped as suitable habitat for the Sierra Nevada yellow-legged frog. The proposed pier will not have an additional, adverse impact on suitable Sierra Nevada yellow-legged frog because the shorezone and upland areas in the immediate vicinity are already developed.

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

The proposed pier will be accessory to the primary upland residential use located at 450 Fallen Leaf Road.

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

There are a number of private single parcel piers in the immediate vicinity of the subject site. Additionally, Fallen Leaf Lake Marina is located approximately 450 feet to the southwest, where there are several boat slips along with boat fueling facilities. There is no pierhead line limiting pier length at Fallen Leaf Lake. However, the proposed pier will be compatible with the neighboring piers' length, width, and accessory structures.

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

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

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

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

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

The project area will be accessed primarily by water with an amphibious barge. The proposed pier would be constructed from this same barge. Any upland access required would be fitted with temporary Best Management Practices (BMPs). The Draft Permit (Attachment B) includes conditions to ensure construction and access techniques will be used to minimize disturbance to the ground and vegetation. The permittee will also be required to submit pre- and post-construction, underwater photos of the project area to ensure that the area is free of construction debris.

- (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 proposed pier is compatible in length to the neighboring piers and complies with setbacks from the parcel boundary projection lines as well as the setbacks from other shorezone structures for the purpose of protecting navigation and safety. The project was taken to the Shoreline Review Committee on March 18, 2021, which includes agencies with jurisdiction over the lake's navigable waters and no concerns were raised.

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

The subject project was reviewed and discussed at the Shoreline Review Committee on March 18, 2021. California State Lands Commission has not established the Low Water Line in Fallen Leaf Lake and therefore the project does not need to come under lease with the CSLC. The U.S. Army Corps of Engineers and the Lahontan Regional Water Quality Control Board would not issue authorizations for the pier expansion if there is no dredge/fill or fish habitat mitigation associated with the project.

3. Chapter 83 Shorezone Tolerance Districts and Development Standards:

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

The proposed project is located in Shorezone Tolerance District 7, where vehicular access to the shoreline shall not be permitted except where TRPA finds that such access will not cause environmental harm. The pier will be constructed entirely from an amphibious barge, from the lake. Access to the project area from the upland is prohibited, and construction staging of equipment and material will not occur anywhere on the shoreline or on the upland portion of the property.

- (b) Permitted development or continued use maybe conditioned upon installation and maintenance of vegetation to stabilized backshore areas and protect existing cliffs from accelerated erosion.

There is existing development in the shorezone at this property. The existing development includes inlaid rock stairs from Fallen Leaf Road down to the shoreline where the proposed pier will be located and will serve as the access to the pier. This will ensure that the backshore area will be protected from accelerated erosion.

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

See finding 3(b), above.

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

See finding 3(b), above

- (e) Access to buoys shall be designed to cause the least possible environmental harm to the foreshore and backshore.

Not applicable

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

See finding 3(b), above

Attachment B

Draft Permit

Draft Conditional Permit

PROJECT DESCRIPTION: Single Parcel Pier Expansion at Fallen Leaf Lake

APN: 021-210-013

PERMITTEE: John Mumford FILE #: ERSP2020-1848

COUNTY/LOCATION: El Dorado/ 450 Fallen Leaf Road

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on March 17th , **2022**, 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 March 17th , **2025**, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

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

TRPA Executive Director/Designee

Date

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

Signature of Permittee(s) _____ Date _____

(PERMIT CONTINUED ON NEXT PAGE)

APN 021-210-013
FILE NO. ERSP2020-1848

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

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

Shorezone Mitigation Fee (3): Amount \$ 2,400 Type Paid _____ Receipt No. _____

Shorezone Mitigation Fee (4): Amount \$ 600 Type Paid _____ Receipt No. _____

Notes:

- (1) Amount to be determined. See Special Condition 3.I, below.
- (2) Consult the TRPA filing fee schedule for the current security administration fee.
- (3) See Special Condition 3.J, below.
- (4) See Special Condition 3.K, below.

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

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

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit authorizes a new single parcel pier to serve the residence at 450 Fallen Leaf Road, at Fallen Leaf Lake. The proposed pier is 40 feet in length, 30 feet in width at the pier head, and includes one 6,000 lb. capacity boatlift. There are existing improvements in the shorezone that will be removed as a part of this project (Special Condition 3.B.8). The proposed pier is compatible with the neighborhood and surrounding shorezone structures. The proposed pier is comparable in length, width, and overall size to those of the neighboring properties. No modification or expansion of any additional shorezone structures or additional disturbance outside of the scope of this permit is approved as a result of this permit. Any periodic maintenance may require further review and approval by TRPA. No new or additional buoys, slips or any other shorezone structure are approved as a result of this permit.

No permanent pier access from the upland residence is approved as a part of this permit.
2. The Standard Conditions of Approval listed in Attachment S shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:

- A. The applicant shall submit a demolition plan for the removal of the mooring structure on-site which includes:
- (1) Clear indication of coverage and structures to be removed.
 - (2) Construction staging areas.
 - (3) Temporary erosion control structures located downslope of the proposed demolition areas (if applicable). Also indicate the location of a turbidity curtain for demolition, if required by TRPA inspector. (Please Note: Straw bales are no longer acceptable for temporary erosion control or mulch material in the Lake Tahoe Basin. The use of straw has contributed to the spread of noxious weeds throughout the basin. The use of alternatives to straw bales, such as pine needle bales, filter fabric, coir logs and pine needle or wood mulches for erosion control purposes is required.)
 - (4) Include a notation indicating that no staging activity is authorized on the shoreline or within the shorezone.
 - (5) The applicant shall submit a methodology to include detailed information regarding the delivery, removal, and staging of all equipment, (2) access, (3) deconstruction, disposal of material, (4) equipment to be used, (5) Spill Prevention Plan for the use of any hazardous materials or equipment (i.e., fuel, epoxy glue, other volatile substances, welding and torch equipment, etc.), and (6) location and type of temporary BMPs.
 - (6) The applicant shall submit a demolition schedule to identify dates for the following activities: (1) installation of temporary BMPs, (2) demolition commencement, (3) removal of demolition debris, (4) demolition completion, and (5) and site restoration where applicable.
 - (7) Include a restoration plan for the existing shoreline improvements, which should be consistent with the standards for Shorezone Tolerance District 7.
- B. The plan sheet titled "Proposed Site Plan" shall be revised to include the following:
1. Delineate any necessary access to the project area from the upland portion of the properties; include the location of temporary BMPs if necessary.
 2. Delineate the location of the turbidity curtain and include allowance for amphibious vehicle/barge access to the project area.
 3. Include a plan notation indicating that there will be no staging activity on the shoreline, and that all access associated with pier construction activities shall occur from the lake by barge; and that delivery and staging of all construction equipment and materials shall occur on the barge.
 4. Add a note stating no containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.

5. Include a plan notation that indicates pile driving operations and other piling installation methods (i.e. pinning, etc.) shall require the installation of caissons for turbidity control **upon the discretion of the TRPA inspector upon a pre-grade inspection**. A floating fine mesh fabric screen or other material approved by TRPA shall be installed underneath the pier decking to capture any fallen materials during pier demolition and reconstruction. The floating screen and caissons may be removed upon project completion and after a satisfactory inspection by TRPA to ensure that all suspended materials have settled.
 6. A notation that no new buoys are authorized as a part of this pier modification project.
 7. Include the 20 foot projection line setbacks for the projection lines extending from all associated property lines.
 8. Indicate the location of the existing mooring facilities/shorezone improvements and note them as "To Be Removed".
 9. Change the "setback line" indicated on the southwest side of the project area to "projection line" and include the 20-foot setback line from the projection line. Include the same projection line and 20-foot setback on the northeast side of the project area.
 10. Quantify the visible mass associated with the pier from two viewpoints; the first looking straight back at the pier from Fallen Leaf Lake and the second looking from the northeast toward the side of the pier that includes the boatlift. The total visible mass shall be mitigated as required in Special Condition 3.E, below.
 11. Add the location of the proposed vegetation for scenic mitigation required to offset the amount of visible mass created by the new pier as calculated per Special Condition 3.B.10. Include a fertilizer management plan consistent with TRPA code section 60.1.8.
- C. The coverage that was approved as a part of El Dorado County permit number 268273 may be inaccurate. Because the parcel is over 1/3 acre, the applicant is required to obtain a Determination of Allowable Coverage (DOAC). **Prior to permit acknowledgement, the applicant shall apply for and receive results for a DOAC and reflect the results on the Proposed Site Plan. Any excess coverage shall be mitigated accordingly.**
- D. The Permittee shall submit a projected construction completion schedule to TRPA prior to acknowledgment. Said schedule shall include completion dates for each item of construction.
- E. The permittee shall provide a scenic mitigation plan for the additional visible mass created by the new pier at a 1:1 mitigation ratio.

- F. This permit acknowledges the past BMP certificate issued for APN 021-210-013 (BMP Certificate #13493). All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced. BMPs may be inspected by the TRPA inspector prior to the return of the project security for conformance with TRPA BMP requirements.
 - G. The permittee shall provide underwater photos of the area where construction and construction staging will occur prior to pre-grade inspection. The permittee shall also provide underwater photos of the same area after the project has been completed and prior to the release of the project security.
 - H. The permittee shall provide a photo via email looking from the waters of Fallen Leaf Lake looking back towards the project area to demonstrate existing conditions. Upon project completion, the permittee shall provide a photo looking from Fallen Leaf Lake looking back towards the project area demonstrating the planting of shrubs to mitigate the additional visible mass created by the new pier structure as quantified in compliance with Special Condition 3.B.10. The locations of the proposed vegetation shall also be indicated on the final site plan submitted for acknowledgement.
 - I. The Permittee shall provide a Spill Prevention Plan for the use of any hazardous materials or equipment (i.e., fuel, epoxy glue, other volatile substances, welding and torch equipment, etc.), for construction activities occurring from a barge and/or amphibious vehicle and within the lake. The Plan shall require absorbent sheets/pads to be retained on the barge at all times. A contact list of all emergency response agencies shall be available at the project site at all times during construction.
 - I. The project security required under Standard Condition A.3 of Attachment S shall be \$10,000. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee. This security shall not be released until all conditions of the permit have been satisfied.
 - J. Pursuant to Section 10.8.5.E.4.a.i of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of \$2,400 for the construction of a new pier, 40 feet in length (assessed at \$60.00 per linear foot).
 - K. Pursuant to Section 10.8.5.E.4.a.iii of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of \$600.00 for the addition of a boatlift (assessed at \$600.00 per addition).
 - L. The Permittee shall provide three (3) sets of final construction drawings and site plans for TRPA Acknowledgement.
4. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities,

and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

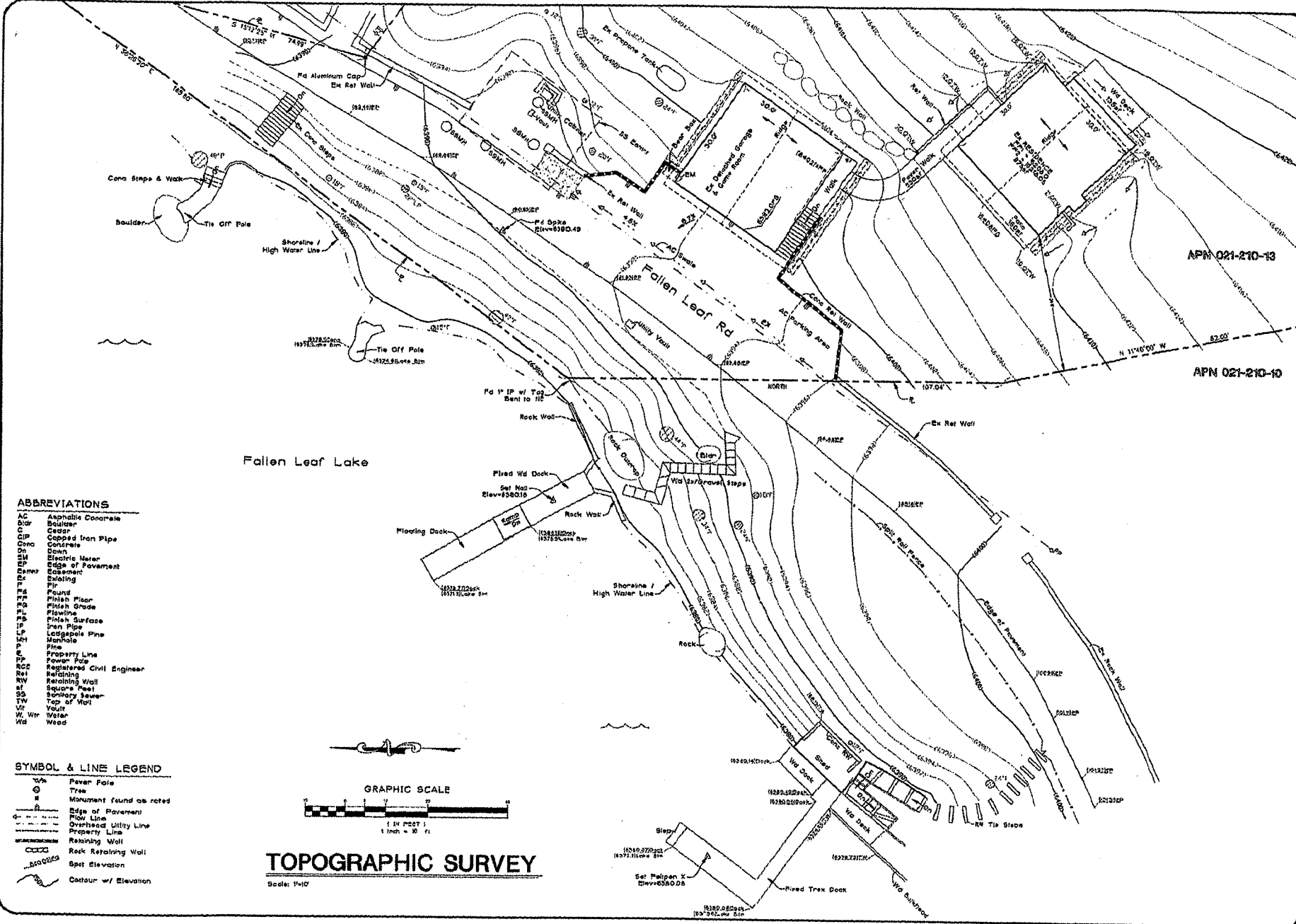
Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions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

5. It is the Permittee's responsibility to receive authorization, and obtain any necessary permits from other responsible agencies for the proposed project.
6. No pier construction shall occur between May 1 and October 1 (spawning season) unless prior approval is obtained from the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, or the U.S. Fish and Wildlife Service.
7. Disturbance of lake bed materials shall be the minimum necessary. Gravel, cobble, or small boulders shall not be disturbed or removed to leave exposed sandy areas before, during, or after construction.
8. Best practical control technology shall be employed to prevent earthen materials to be re-suspended as a result of construction activities and from being transported to adjacent lake waters.
9. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
10. Any normal construction activity creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

END OF PERMIT

Attachment C

Site Plans & Elevations

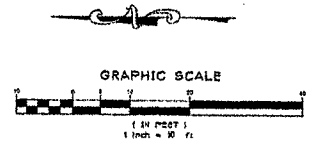


ABBREVIATIONS

- AC Asphalt Concrete
- Br Boulder
- C Cedar
- CIP Capped Iron Pipe
- Con Concrete
- DN Down
- EW Electric Water
- EP Edge of Pavement
- EM Elevation
- EMT Elevation Monument
- Ex Existing
- FR Finish
- FP Finish Floor
- FG Finish Grade
- FL Finish Line
- FS Finish Surface
- IP Iron Pipe
- LP Ledge Pine
- MH Manhole
- P Pipe
- PL Property Line
- PP Power Pole
- RCE Registered Civil Engineer
- Rel Refining
- RW Retaining Wall
- at Square Feet
- SB Sanitary Sewer
- TV Top of Wall
- W Water
- Wd Wood

SYMBOL & LINE LEGEND

- Power Pole
- Tree
- Monument (found as noted)
- Edge of Pavement
- Flow Line
- Overhead Utility Line
- Property Line
- Retaining Wall
- Rock Retaining Wall
- Spot Elevation
- Contour w/ Elevation



TOPOGRAPHIC SURVEY

Scale: 1"=10'

Page	Quantity	Approved	Date

ENGINEER
GREGORY J. COOK
 P.O. BOX 16416
 SOUTH LAKES VILLAGE, CA 90155
 951-544-7771



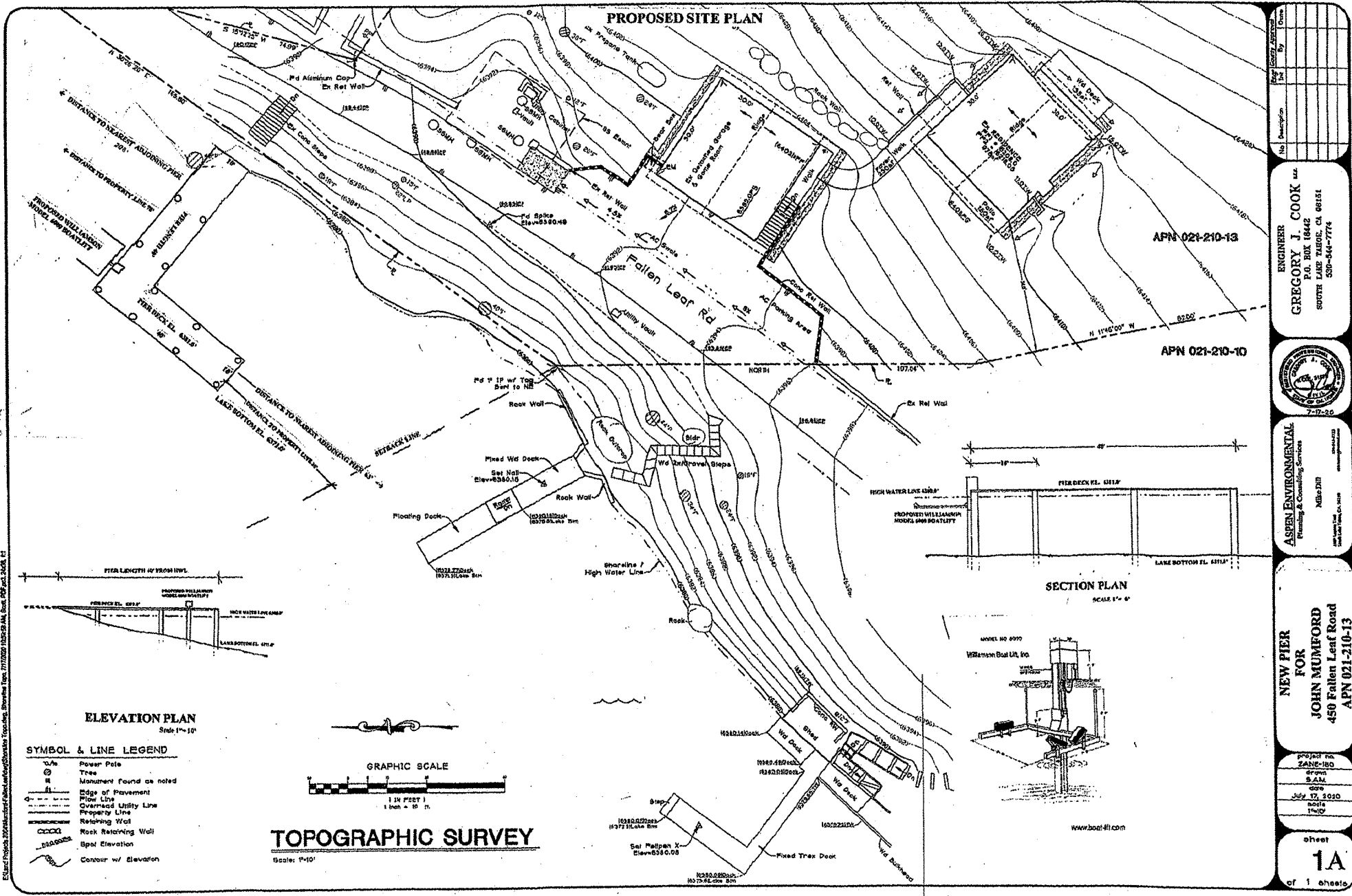
Topographic Survey

EXISTING SITE PLAN
 Mumford Residence
 450 Fallen Leaf Lake Road
 El Dorado County, California
 APN: 021-210-13

Project No.
 ZANZ-180
 Drawing
 S.A.M.
 Date
 July 17, 2020
 Scale
 1"=10'

Sheet
1
 of 1 sheets

APN 021-210-13
 APN 021-210-10



Elevation Plan: 1/2" = 1'-0" Scale; Proposed Site Plan: 1/4" = 1'-0" Scale; Section Plan: 1/4" = 1'-0" Scale; Topographic Survey: 1" = 10'-0" Scale

No.	Description	Drawn By	Check By	Date

ENGINEER
GREGORY J. COOK
 P.O. BOX 18442
 SOUTH DAKOTA, CA 58151
 605-344-7774

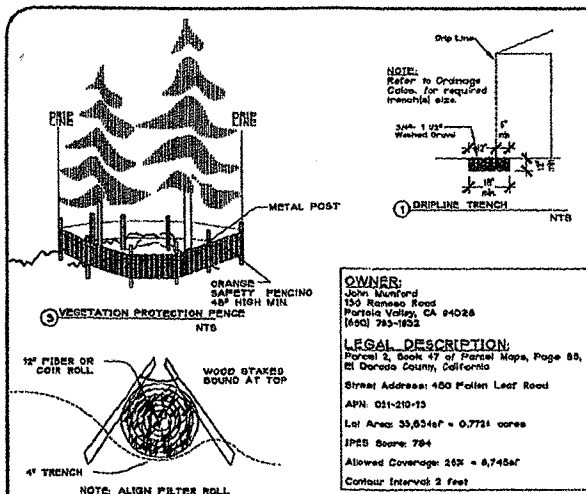


ASPEN ENVIRONMENTAL
 Planning & Consulting Services
 1800 13th St.
 Bismarck, SD 58103
 605-782-1111

NEW PIER FOR JOHN MUMFORD
 450 Fallen Leaf Road
 APN 021-210-13

project no. 2456-100
 drawn S.A.M.
 date July 17, 2010
 sheet 1 of 1

sheet
1A
 of 1 sheets



TRPA B.M.P.s (Best Management Practices)

- Construct save dripline infiltration trench per detail (1) See spreadsheet for sizes.
- Install Fiber Roll temporary erosion control barrier per detail (2)
- Provide vegetation protection fence per detail (3)

Note: All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch or any surface vegetative establishment.

SOIL CLASSIFICATION:

Total Lot Area	55,654 sf		
Fallen Leaf Road	2,707 sf		
Project Area	53,947 sf		
Soil Class 10 (SEZ)	1,100 sf		
Soil Class 5	28,827 sf		
Stairs	146 sf		

LAND COVERAGE:

	EXISTING	PROPOSED	TOTAL
House/Garage	505 sf	576 sf	1,078 sf
Exist Stairs to Deck	146 sf		146 sf
Stairs, Walk	120 sf	250 sf	370 sf
Parking Area	1,192 sf	180 sf	1,372 sf
Total	2,963 sf	1,006 sf	3,969 sf

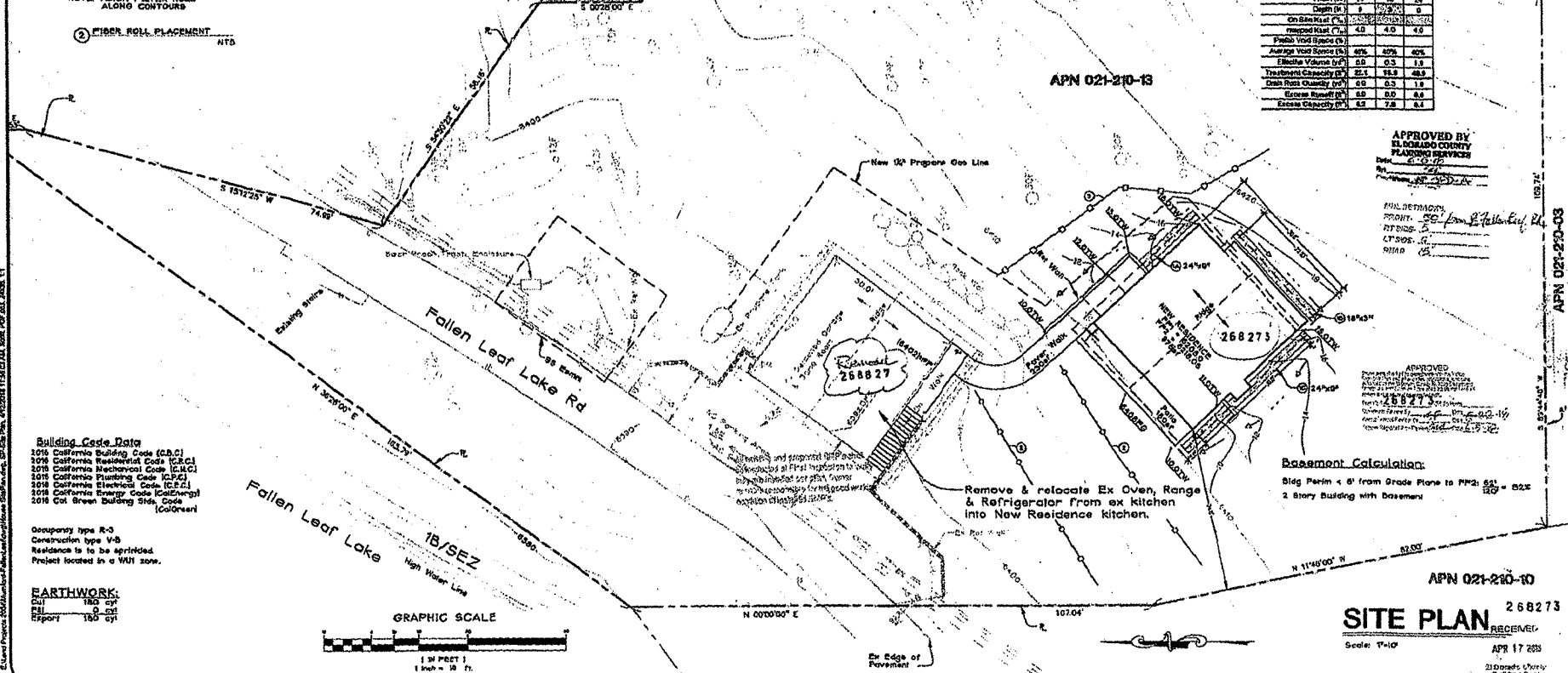
- SHEET INDEX:**
- SP Site Plan
 - DS Defensible Spouse Plan
 - F1 Floor Plans
 - E1 Elevations
 - E2 Electrical Plans
 - S1 Sanitation, Gas Piping, HWI
 - G1 Green Code
 - SI Foundation, 1st Floor Framing
 - S2 2nd Floor, Roof Framing
 - SB Structural Notes
 - SD Structural Details
 - SE Structural Details

LEGEND:

ELECT	Electric Service
FIB	Fiber Hydropon
OAS	Gas Service
HV	High Voltage
LV	Low Voltage
PL	Property Line
PP	Power Pole
SS LAT	Sanitary Sewer Lateral
SBMH	Sanitary Sewer Manhole
TEL	Telephone Service
TV	Television Service
WV	Water Valve
WV	Water Valve
WV	Water Valve
12"	12" Diameter Stormwater Pipe
18"	18" Diameter Stormwater Pipe
18"	18" Diameter Fire Trap
18"	18" Diameter Fire Trap
12"	12" Diameter Curbor Tree
TR	Tree to be Removed

OWNER:
JRM Mumford
159 Ramona Road
Petaluma Valley, CA 94026
(415) 783-1823

LEGAL DESCRIPTION:
Parcel 2, Book 17 of Tract Maps, Page 88,
El Dorado County, California
Street Address: 450 Fallen Leaf Road
APN 021-210-13
Lot Area: 55,654sf = 0.7731 acres
IPED Score: 784
Allowed Coverage: 26% = 8,748sf
Contour Interval: 2 feet



BMP CALCULATIONS

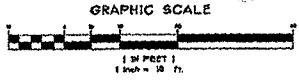
Contributing Surface	Roof	Roof	Roof
# of Stairs	15.0	24	2
Width (ft)	17	4.5	17
Area (sq ft)	255	108	34
Runoff (cfs)	25.5	10.8	3.4
Treatment Level	1A	1B	1C
Length (ft)	15.5	24.0	35.0
Width (ft)	24	18	26
Depth (ft)	2.0	2.0	2.0
On-Site Detention (cfs)	25.5	10.8	3.4
Impervious Area (sq ft)	4.0	4.0	4.0
Pavement Void Space (%)	40%	40%	40%
Average Void Space (%)	40%	40%	40%
Effective Volume (cfs)	5.0	0.5	1.0
Treatment Capacity (cfs)	15.5	15.5	48.0
Design Storm Quantity (cfs)	4.0	0.5	1.0
Excess Runoff (cfs)	8.5	0.0	0.4
Excess Capacity (%)	4.5	7.8	0.4

APPROVED BY:
EL DORADO COUNTY
PLANNING SERVICES
Date: 04/12/2018
By: [Signature]

APPROVED:
[Signature]
Date: 04/12/2018
Scale: 1"=10'

- Building Code Data**
- 2016 California Building Code (CBC)
 - 2016 California Residential Code (CRC)
 - 2018 California Mechanical Code (CMC)
 - 2016 California Plumbing Code (CPC)
 - 2018 California Electrical Code (CEC)
 - 2016 California Energy Code (CEC)
 - 2016 Cal Green Building Code (CalGreen)

EARTHWORK:
Cut: 180 cy
Fill: 0 cy
Report: 180 cy



ENGINEER:
GREGORY J. COOK
SOUTH LAKE AVENUE, SUITE 200
EL DORADO COUNTY, CALIFORNIA 95834
PHONE: 925-844-2774
FAX: 925-844-2775

PROJECT NO.: ZANE-180
DATE: APR 12, 2018
SCALE: 1"=10'

PROJECT: Topographic Survey for Mumford Residence, 450 Fallen Leaf Lake Road, El Dorado County, California, APN: 021-210-13

SHEET: SP
of sheets

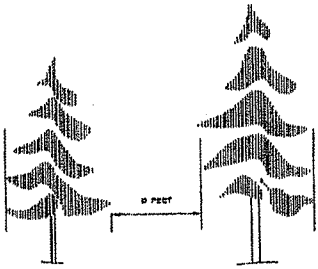


4 GUIDELINES FOR TRIMMING TREES

ALL BRANCHES SHALL BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.

3 SEPARATION BETWEEN TREE BRANCHES & LOWER GROWING PLANTS

IF THERE ARE PLANTS WITHIN THE DEFENSIBLE SPACE ZONE, THESE SHOULD BE A SEPARATION BETWEEN THE BRANCHES OF THE TREE AND THE PLANTS. THE BRANCHES OF THE TREE SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.



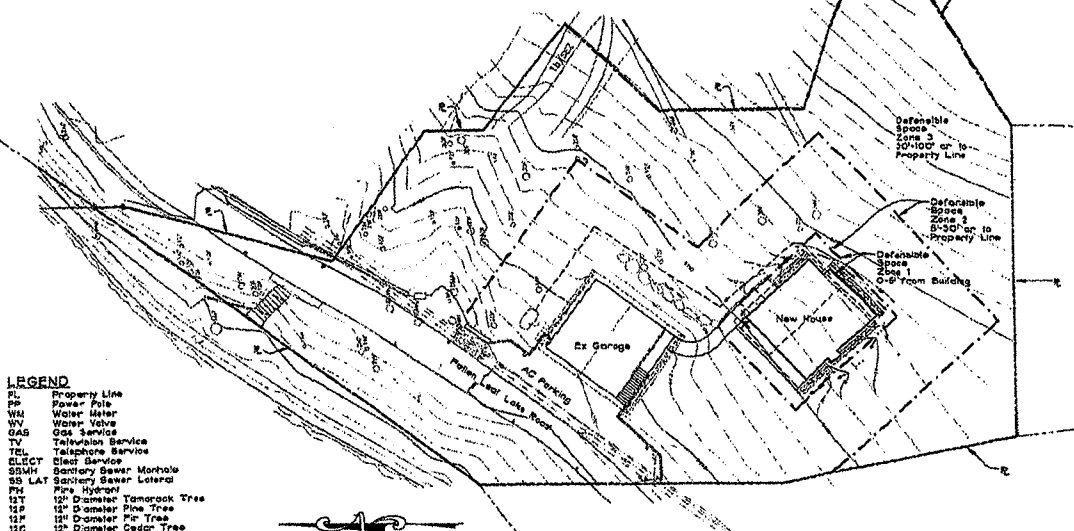
2 FOREST TREES

ON PLAYS OR SLOPES, SLOPING TREES SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.

1 SEPARATION BETWEEN TREES & SHRUBS

BRANCHES OF TREES SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.

IF THERE ARE PLANTS WITHIN THE DEFENSIBLE SPACE ZONE, THESE SHOULD BE A SEPARATION BETWEEN THE BRANCHES OF THE TREE AND THE PLANTS. THE BRANCHES OF THE TREE SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.



- LEGEND**
- PL Property Line
 - PP Power Pole
 - WL Water Meter
 - WV Water Valve
 - GAS Gas Service
 - TV Television Service
 - TEL Telephone Service
 - ELECT Electric Service
 - SBMH Sanitary Sewer Manhole
 - SB LAT Sanitary Sewer Lateral
 - PLA Fire Hydrant
 - 12T 12" Diameter Tomogork Tree
 - 12P 12" Diameter Pine Tree
 - 12F 12" Diameter Fir Tree
 - 12D 12" Diameter Cedar Tree
 - TR Tree to be Removed

DEFENSIBLE SPACE PLAN

Scale: 1"=20'

ZONE 1 - 0-5' HIGH COMBUSTIBLE AREA	ZONE 2 - 5-30' LEAN, CLEAN AND GREEN AREA	ZONE 3 - 30'-100' WINDLASH FUEL REDUCTION AREA
<p>CREATE A NONCOMBUSTIBLE AREA AT LEAST 5 FEET WIDE AROUND THE BASE OF THE STRUCTURE (INCLUDING GARAGE). THIS AREA SHOULD BE LEAN, CLEAN AND GREEN. PLANTING OF SMALL SHRUBS OR TREES WITHIN THE DEFENSIBLE SPACE SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.</p> <ol style="list-style-type: none"> 1. THE AREA WITHIN 0-5' OF THE FOUNDATION OR SUPPORT POSTS SHOULD CONTAIN NO COMBUSTIBLE MATERIALS, INCLUDING COMBUSTIBLE PLANT MATERIALS. PLANTING OF SMALL SHRUBS OR TREES WITHIN THE DEFENSIBLE SPACE SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. 2. REMOVE ALL FIRE BRICKS AND CONCRETE CURB WITHIN THIS AREA. 	<p>FOR A DISTANCE OF 5 FEET TO 10 FEET FROM THE STRUCTURE, TREES SHOULD BE LEAN, CLEAN AND GREEN. PLANTING OF SMALL SHRUBS OR TREES WITHIN THE DEFENSIBLE SPACE SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.</p> <ol style="list-style-type: none"> 1. TRIM ALL TREES OVER 10 FEET TO A MINIMUM OF 10 FEET ABOVE BRANCHES ABOVE. 2. REMOVE THE TREE IF HIGHER DIAMETER OR LEAN FOR MORE THAN 10 FEET TO CREATE A 10 FEET SPACE BETWEEN THE ADJACENT TREE CANOPIES TO DETAILS. 3. REMOVE BRANCHES OF DEAD WEEDS FROM TREES. REMOVAL OF DEAD BRANCHES SHOULD BE TO 10 FEET ABOVE BRANCHES ABOVE. 4. WITHIN EACH OF THE STRUCTURE ONLY SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. 5. ALL BRUSH, TREES OR PLANTABLE MATERIALS SHALL BE REMOVED FROM LEGS OF THE TREE OR OTHER PARTS OF THE TREE. 6. REMOVE ALL FIRE BRICKS AND CONCRETE CURB WITHIN THIS AREA. 	<p>THE WINDLASH FUEL REDUCTION AREA LIES BEHIND THE LEAN, CLEAN AND GREEN AREA AND SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.</p> <ol style="list-style-type: none"> 1. TREE CANOPIES SHALL BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. 2. TREES TO BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. 3. TREE CANOPIES SHALL BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. THE LOWER PARTS OF THE TREE, THE THIN BRANCHES, SHOULD BE TRIMMED TO A POINT OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.

NOTE: IF THERE IS A NEED TO REMOVE ADDITIONAL TREES NOT INDICATED ON THIS PLAN THE PROPERTY OWNER IS TO CONTACT THE LOCAL FIRE MARSHAL FOR ASSISTANCE.

FOR SLOPED PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:

10-15%	10-15%	10-15%
15-20%	15-20%	15-20%
20-25%	20-25%	20-25%
25-30%	25-30%	25-30%
30-35%	30-35%	30-35%
35-40%	35-40%	35-40%
40-45%	40-45%	40-45%
45-50%	45-50%	45-50%
50-55%	50-55%	50-55%
55-60%	55-60%	55-60%
60-65%	60-65%	60-65%
65-70%	65-70%	65-70%
70-75%	70-75%	70-75%
75-80%	75-80%	75-80%
80-85%	80-85%	80-85%
85-90%	85-90%	85-90%
90-95%	90-95%	90-95%
95-100%	95-100%	95-100%

JUN 05 2018
 26-8-273

ENGINEER
GREGORY J. COOK MS
 P.O. Box 18442
 SOUTH LAKE TAHOE, CA 96151
 530-444-7774

Topographic Survey for:
Munford Residence
 450 Fallon Lake Road
 El Dorado County, California
 APN: 027-210-33

Project No.
24NB-180

Drawn
S.A.M.

Date
April 12, 2018

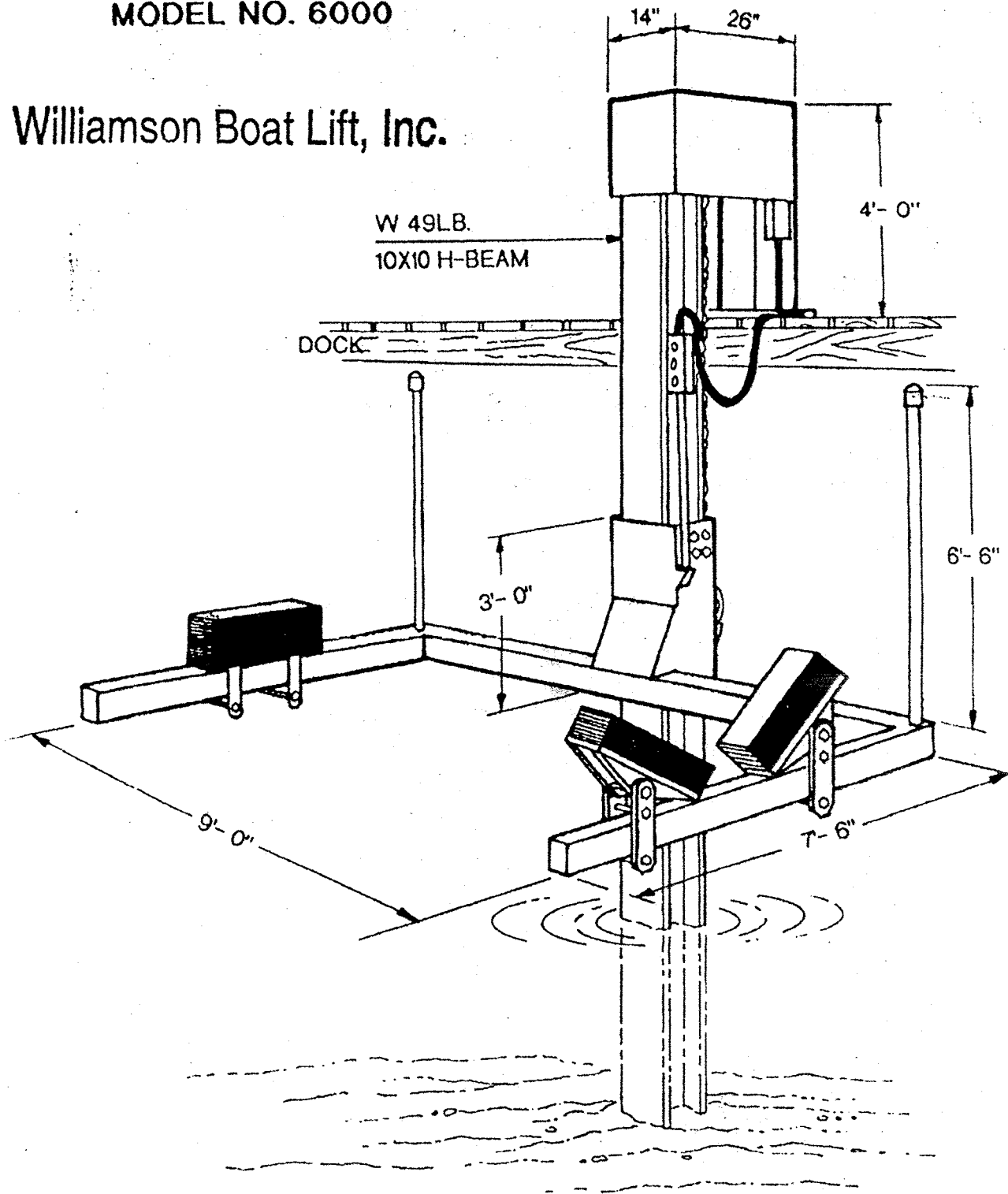
As Noted

sheet
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of sheets

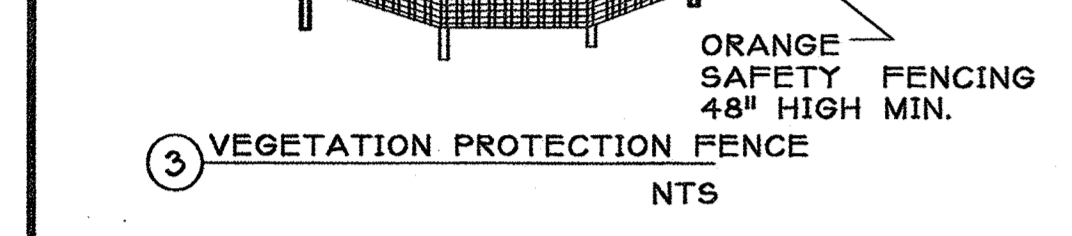
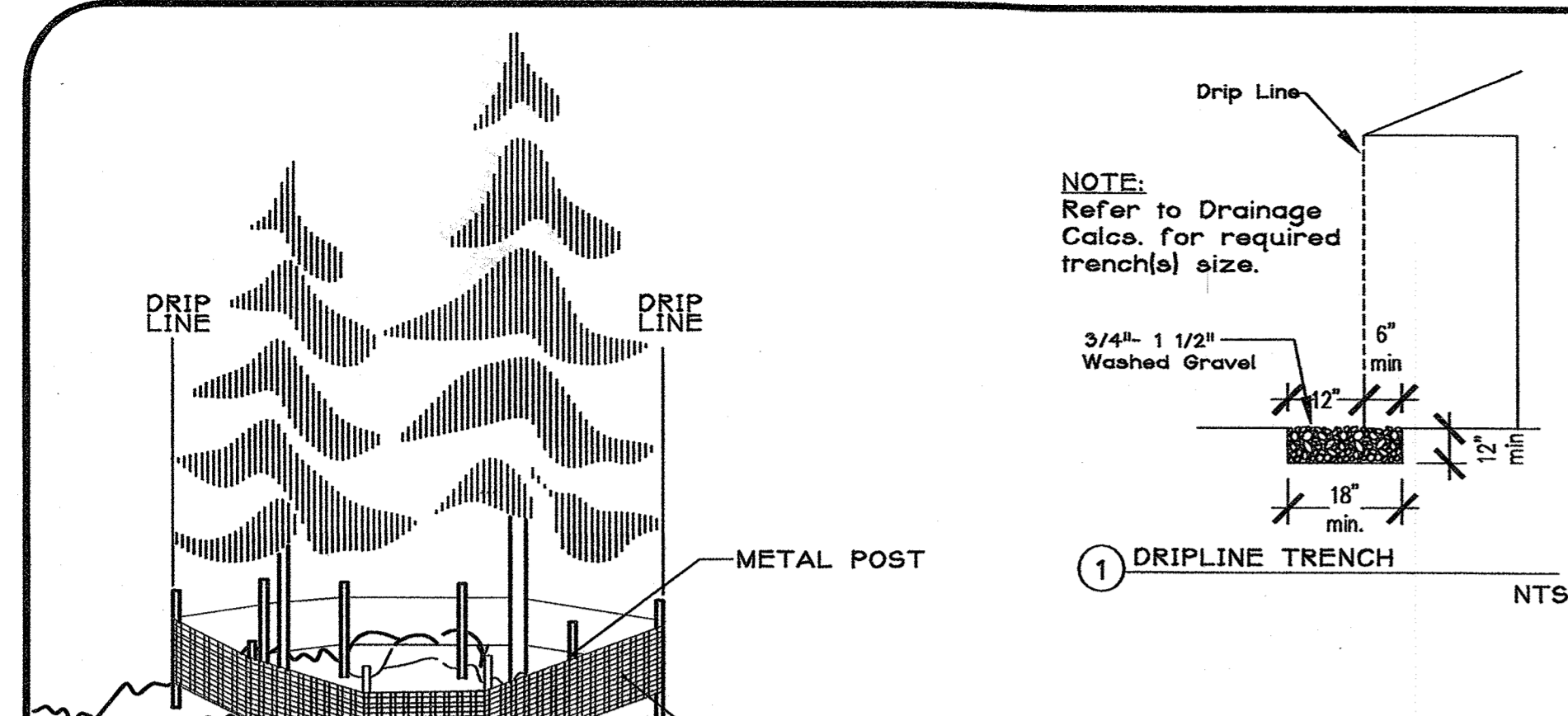
MODEL NO. 6000

Williamson Boat Lift, Inc.



www.boat-lift.com

AGENDA ITEM NO. V.A



TRPA B.M.P.s (Best Management Practices)

- Construct eave dripline infiltration trench per detail 1 See spreadsheet for sizes.
- Install Fiber Roll temporary erosion control barrier per detail 2
- Provide vegetation protection fence per detail 3

Note: All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch may enhance vegetative establishment.

All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices and Living with Fire, Lake Tahoe Basin, Second Edition.

SCENIC UNIT NOTES: The colors of all structures shall blend with the natural landscape and surroundings. Subdued colors shall be used on all existing, proposed, and future structures on this parcel. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth.

SOIL CLASSIFICATION:

Total Lot Area	33,634 sf
Fallen Leaf Road	2,707 sf
Project Area	30,927 sf
Soil Class 1B (SEZ)	1,100 sf
Soil Class 3	29,827 sf
Stairs	148 sf

LAND COVERAGE:

	EXISTING	PROPOSED	TOTAL
House/Garage	900 sf	975 sf	1,875 sf
Exist Stairs to Beach	148 sf		148 sf
Stairs, Walk	120 sf	230 sf	350 sf
Parking Area	1,122 sf		1,122 sf
Patio		150 sf	150 sf
Total	2,290 sf	1,355 sf	3,645 sf

SHEET INDEX:

- SP Site Plan
- DS Defensible Space Plan
- 1 Floor Plans
- 2 Elevations
- 3 Electrical Plans
- 4 Section, Gas Piping, WUI
- 5 Green Code
- S1 Foundation, 1st Floor Framing
- S2 2nd Floor, Roof Framing
- S3 Structural Notes
- S4 Structural Details
- S5 Structural Details

LEGEND

ELECT	Elect Service
FH	Fire Hydrant
GAS	Gas Service
HV	High Voltage
LV	Low Voltage
PL	Property Line
PP	Power Pole
SS LAT	Sanitary Sewer Lateral
SSMH	Sanitary Sewer Manhole
TEL	Telephone Service
TV	Television Service
WM	Water Meter
WV	Water Valve
12T	12" Diameter Tamarack Tree
12P	12" Diameter Pine Tree
12F	12" Diameter Fir Tree
12C	12" Diameter Cedar Tree
XX	Tree to be Removed

OWNER:
John Mumford
130 Ramona Road
Petaluma Valley, CA 94028
(650) 793-1932

LEGAL DESCRIPTION:
Parcel 2, Book 47 of Parcel Maps, Page 85,
El Dorado County, California

Street Address: 450 Fallen Leaf Road

APN: 021-210-13

Lot Area: 33,634sf = 0.772± acres

IPES Score: 794

Allowed Coverage: 26% = 8,745sf

Contour Interval: 2 feet

APN 021-210-12

APN 021-210-13

BMP CALCULATIONS

Contributing Surface	Roof	Roof	Roof
# of Stories	1	1	2
Length (ft)	15.5	24	35
Width (ft)	17	4.5	17
Area (ft ²)	263.5	108	595
Runoff (ft ³)	22.0	9.0	49.6
Treatment Label:	1A	1B	1C
Length (ft)	15.5	24.0	35.0
Width (in.)	24	18	24
Depth (in.)	9	3	9
On-Site Ksat (% _{in})			
mapped Ksat (% _{in})	4.0	4.0	4.0
Prefab Void Space (%)			
Average Void Space (%)	40%	40%	40%
Effective Volume (yd ³)	0.9	0.3	1.9
Treatment Capacity (ft ³)	22.1	16.8	49.9
Drain Rock Quantity (yd ³)	0.9	0.3	1.9
Excess Runoff (ft ³)	0.0	0.0	0.0
Excess Capacity (ft ³)	0.2	7.8	0.4

APPROVED BY
EL DORADO COUNTY
PLANNING SERVICES

Date: 6-8-18
By: [Signature]
Conditions: #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100

MIN. SETBACKS
FRONT: 50' from Fallen Leaf Rd
RT SIDE: 5'
LT SIDE: 5'
REAR: 15'

APPROVED
Plans were checked for compliance with the Tahoe Regional Plan and other codes, regulations, and rules enforced by the El Dorado County Building Department. Conditions and Erosion on Plans shall not be used and all notes and attachments are incorporated.

Permit # 268273 OK To Issue
Structural Review By: [Signature] Date: 5-22-18
Nonstructural Review By: [Signature] Date: 6-5-18
Tahoe Regional Plan Review: [Signature] Date: 6-5-18

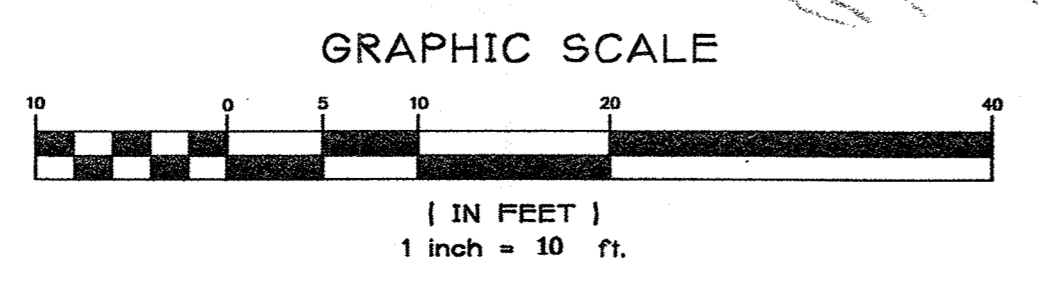
Basement Calculation:

Bldg Perim < 6' from Grade Plane to FF2: 62' = 52X
2 Story Building with Basement

Building Code Data
2016 California Building Code (C.B.C.)
2016 California Residential Code (C.R.C.)
2016 California Mechanical Code (C.M.C.)
2016 California Plumbing Code (C.P.C.)
2016 California Electrical Code (C.E.C.)
2016 California Energy Code (CalEnergy)
2016 Cal. Green Building Strds. Code (CalGreen)

Occupancy type R-3
Construction type V-B
Residence is to be sprinkled.
Project located in a WUI zone.

EARTHWORK:
Cut 18.0 cy±
Fill 0 cy±
Export 18.0 cy±



County Approval

By	
Initial	
Date	
Discipline	
No.	

ENGINEER
GREGORY J. COOK
P.O. BOX 18442
SOUTH LAKE TAHOE, CA 96151
530-544-7774

Site Plan

Topographic Survey for:
Mumford Residence
450 Fallen Leaf Lake Road
El Dorado County, California
APN: 021-210-13

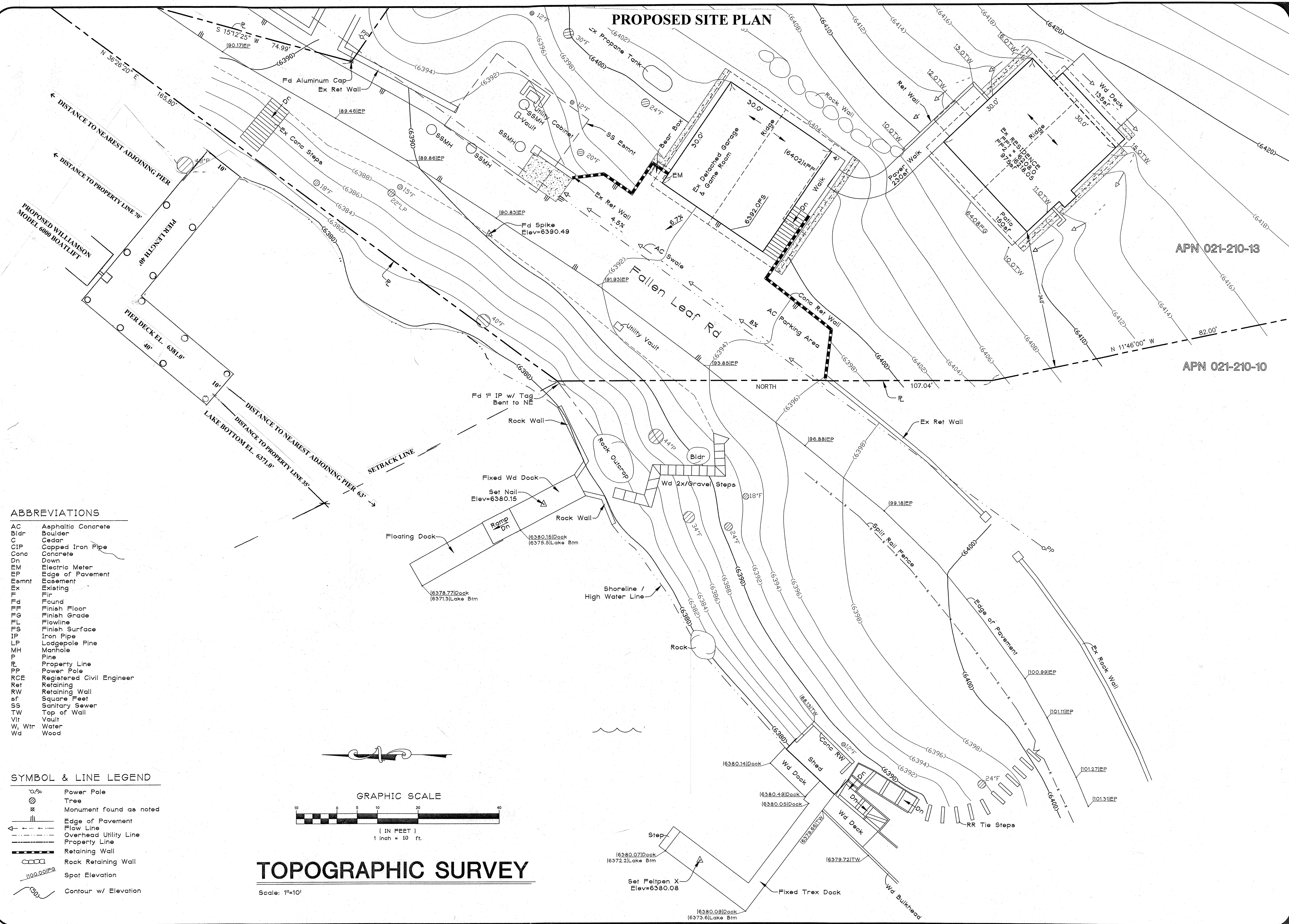
Project no. ZANE-180
drawn S.A.M.
date April 12, 2018
scale 1"=10'

sheet SP of sheets

E:\Land Projects\2004\Mumford-FallenLeaf\House Site Plan.dwg, SP-Site Plan, 4/12/2018 11:55:03 AM, Scott, PDF, p.3, 24x36, 1, 1

268273

PROPOSED SITE PLAN

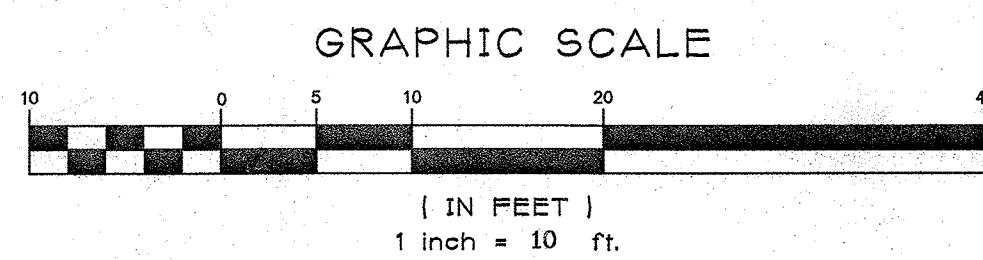


ABBREVIATIONS

- AC Asphaltic Concrete
- Bldr Boulder
- C Cedar
- CIP Capped Iron Pipe
- Conc Concrete
- Dn Down
- EM Electric Meter
- EP Edge of Pavement
- ESmnt Easement
- Ex Existing
- F Fir
- Fd Found
- FF Finish Floor
- FG Finish Grade
- FL Flowline
- FS Finish Surface
- IP Iron Pipe
- LP Lodgepole Pine
- MH Manhole
- P Pine
- PL Property Line
- PP Power Pole
- RCE Registered Civil Engineer
- Ret Retaining
- RW Retaining Wall
- sf Square Feet
- SS Sanitary Sewer
- TW Top of Wall
- Vt Vault
- W, Wtr Water
- Wd Wood

SYMBOL & LINE LEGEND

- Power Pole
- Tree
- Monument found as noted
- Edge of Pavement
- Flow Line
- Overhead Utility Line
- Property Line
- Retaining Wall
- Rock Retaining Wall
- Spot Elevation
- Contour w/ Elevation

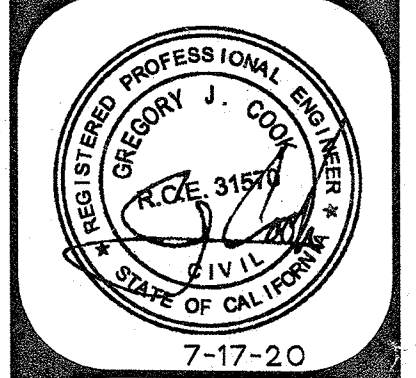


TOPOGRAPHIC SURVEY

Scale: 1"=10'

Engr	County Approval	Date

ENGINEER
GREGORY J. COOK
 P.O. BOX 18442
 SOUTH LAKE TAHOE, CA 96151
 530-544-7774



Topographic Survey

**PIER MODIFICATION
 FOR
 JOHN MUMFORD**
 450 Fallen Leaf Road
 APN 021-210-13

Project no.
 ZANE-180
 drawn
 S.A.M.
 date
 July 17, 2020
 scale
 1"=10'

sheet
1
 of 1 sheets

E:\Land Projects\2004\Mumford-Fallen Leaf\Topo.dwg, Shoreline Topo, 7/17/20 10:59:59 AM, Sect. PDF, p.3, 24x36, 1:1

Attachment D

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"/>

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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:

_____ at _____
Person preparing application County Date

Applicant Written Comments: (Attach additional sheets if necessary)



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Determination:

On the basis of this evaluation:

- a. The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with TRPA's Rules of Procedure YES NO
- b. The proposed project could have a significant effect on the environment, but due to the listed mitigation measures which have been added to the project, could have no significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules and Procedures. YES NO
- c. The proposed project may have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with this chapter and TRPA's Rules of Procedures. YES NO

Signature of Evaluator

Date _____

Title of Evaluator