

STAFF REPORT

Date: February 9, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Northshore Townhouse Association, Placer County, California, Assessor's Parcel Numbers (APNs) 093-060-019 & 093-570-025, TRPA File Number MOOR2021-1823

Proposed Action:

Hearings Officer action on the proposed project and related findings (Attachment A) based on this staff summary, the Initial Environmental Checklist (IEC) (Attachment B), and the draft permit (Attachment C).

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 the addition of six new mooring buoys, expanding the existing homeowner's association (HOA) buoy field from 16 to 22 mooring buoys. The expanded buoy field would consist of 22 mooring buoys for the Northshore Townhouse Association project area, lakeward of APNs 093-060-019 and 093-570-025. The project includes 48 square feet of fish habitat mitigation for the six buoy anchors proposed in and near feed and cover habitat.

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 and comments for the subject project were solicited from the SRC by email on January 30th, 2023. Both the U.S. Army Corps of Engineers and California Department of Fish and Wildlife indicated that applications to their respective agencies were required but had not been received yet. No agency indicated that the buoy field expansion could not be authorized based on the review of the application as of the date of the meeting.

2018 Shoreline Plan:

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

Staff Analysis:

- A. Scenic Quality: The proposed project is located within Scenic Shoreline Unit 16, Lake Forest, which is not in attainment with the TRPA Scenic Threshold. The average 83 square feet of visible mass created by each mooring buoy and watercraft will be mitigated by annual payment of the buoy scenic mitigation fee in accordance with TRPA Code 84.3.3.C. The scenic mitigation fees are used to acquire and remove or screen existing visible mass visible from shoreline scenic travel units that are not in attainment of threshold standards, such as this one. The scenic impact of the existing buoy field is currently mitigated through annual payment of the scenic mitigation fees.
- B. Fish Habitat: The project is located entirely in feed and cover fish habitat and the six new mooring buoys require mitigation. Mitigation for these impacts has been made a special condition in the draft permit. The permit requires the mitigation of 48 square feet of fish habitat in feed and cover habitat. Impacts to 48 square feet of feed and cover habitat from the six proposed buoys will be mitigated through the placement of rock cobble around each mooring block at eight square feet each, which will provide the 48 square feet of feed and cover habitat required.
- C. Buoy Field Eligibility: TRPA Code 84.3.3.E.1 requires that the total number of homeowner associations moorings shall not exceed the total number of residential units served by the association and that the total number of buoys allowed within a field shall not exceed the maximum buoy field area. Maximum buoy field area, for purposes of determining capacity, is the length of the littoral property's lake frontage by 300 feet (7 rows) and is limited by a 50-foot grid spacing pattern. With a lake frontage of 460 feet and considering the required 20-foot setbacks from adjacent boundary line projects, the buoy field has a maximum capacity of 63 mooring buoys. However, since this association serves 52 residential units, the maximum allowed moorings is 52 pursuant to TRPA Code 84.3.3 E.1.b.

The applicant received three mooring allocations from the 2020 lottery and three allocations from the 2021 lottery. Pursuant to TRPA Code 84.3.2 E.3.b, association buoy fields may expand by 20% of the existing number of moorings per year for the first five years of the shoreline plan's implementation, up to 50% of the number of residential units. Given that the field consists of 16 existing moorings, this field is eligible for the six new moorings proposed and the 22 mooring buoys do not exceed 50% of the number of residential units, which is 26. After five years of implementation, the buoy field could be expanded to match the number of residential units, which is 52. Any future expansion to the field would be subject to all requirements of TRPA Code including, but not limited to, development standards, mitigation requirements, and the number of allocations received in the mooring lottery.

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

- E. Shorezone Development Potential: TRPA Code 81.4.4 allows buoys to be permitted as an allowed or special use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel. The Northshore Townhouse Association common area parcel lies landward to a separate strip parcel within the shorezone of Lake Tahoe, also owned by the association on which an existing pier resides. Pursuant to TRPA Code 81.2 all existing and proposed uses within the shorezone, lakezone, and lagoons within the region shall be identified as one or more of the primary uses listed in that chapter. Both parcels reside along opposite sides of the high water line and littoral status of either is not defined. For the purposes of establishing a primary use, the two parcels will be deed restricted as a shorezone project area treating them as one for the purposes of shorezone development potential and for the establishment of a primary use on the lakeward parcel. The draft permit includes a condition requiring the applicant to record a deed restriction prepared by TRPA.

Issues and Concerns:

The applicant has identified locations for the existing mooring buoys that do not correspond with the prior approval from TRPA, but confirmed to staff that the locations previously identified were erroneous and that the updated site plan depicts accurate locations for the existing mooring buoys. Aerial photographs support the applicant's assertion. The applicant also confirmed that no relocation of the existing mooring buoys is proposed or will occur as part of the project.

Environmental Review:

The applicant completed an Initial Environmental Checklist (IEC) to assess the potential environmental impacts of the project. No significant long-term environmental impacts were identified because the proposed project complies with the existing Code and incorporates required mitigation (fisheries and annual scenic mitigation fees). The IEC is provided as Attachment D.

Public Comment:

Property owners within 300 feet of the subject site were provided notice of the proposed project. As of the posting of this staff report, no comments were received.

Regional Plan Compliance:

The proposed project is consistent with the Goal and Policies of the Regional Plan, Shorezone Subelement, in that it complies with the design standards and includes mitigation to ensure no negative impacts to the environmental thresholds. The proposed project is an expansion of an existing buoy field, which is allowed by the Regional Plan along the shoreline of Lake Tahoe.

Required Actions:

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

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

Contact Information:

For questions regarding this agenda item, please contact Matt Miller, Senior Environmental Specialist, at 775-589-5234 or mmiller@trpa.gov.

Attachments:

- A. Required Findings
- B. IEC
- C. Draft Permit
- D. Proposed Plans

Attachment A

Required Findings/Rationale

Required Findings/Rationale
Northshore Townhouse Association Buoy Field Expansion

Required Findings: The following is a list of the required findings as set forth in Chapter 4, 63, 80, 82, and 83 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

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

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

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

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

The project area was required to have obtained a BMP Certificate of Completion prior to applying for new mooring buoys to demonstrate compliance with TRPA’s water quality standards. Although the threat of discharge is minimal, the contractor will have a spill containment plan onsite and equipment used will adhere to best management practices to prevent impacts to Lake Tahoe. The applicant is also required to obtain separate approval for the project from the U.S. Army Corps of Engineers, U.S. Coast Guard, Lahontan Regional Water Quality Control Board, California Department of Fish and Wildlife, California State Lands Commission, and Placer County to ensure the project will meet or exceed all federal, state, or local standards. As a result, upon completion of construction, the project should have no significant impact upon air or water quality standards.

2. Chapter 66 – Scenic Findings:

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

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

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

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

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

The proposed project is visible from Lake Forest Beach and is consistent with the applicable recommendations for preserving scenic quality. As viewed from the recreation area, there is a larger buoy field beyond and the addition of mooring buoys to this field will not significantly affect the scenic resource. All buoys in the field will be mitigated through the annual scenic mitigation fee.

3. 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, fish habitat (as conditioned), backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas.

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

The proposed buoy field relocation and expansion will be accessory to the primary upland residential use (Northshore Townhouse Association) located at 100 Lassen Drive in Placer County, California.

- (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 multiple private single- family mooring buoys and a large existing buoy field 300 feet to the east. The closest pier is 20 feet from the parcel boundary projection line and 350 feet from the edge of the buoy field. The project area has a pier and buoy field consisting of 16 existing mooring buoys. The parcels in this area of shoreline are relatively large in size and therefore existing structures are located far away from each other. The proposed buoy field will not extend farther out than 600 feet from elevation 6,210' as is allowed for buoy fields and will therefore be compatible with the surrounding shorezone facilities.

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

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

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

The contractor will implement a Spill Prevention, Control and Countermeasures Plan (SPCC) while placing mooring buoys. The standard conditions of approval prohibit the discharge of petroleum products, construction waste and litter or earthen materials to the surface waters of Lake Tahoe. All surplus construction waste materials will be removed from the project and deposited only at TRPA approved points of disposal. No containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.

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

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

- (g) Navigation and Safety: The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters.

The buoy field development standards were established for the purpose of protecting navigation and safety. The proposed buoy field relocation does not extend lakeward farther than 600 feet from lake bottom elevation 6,220' with the furthest buoy situated landward of elevation 6,216'. Each mooring buoy is at least 55 feet from adjacent mooring buoys in the field and the field is set back from the property boundary line projections at least 35 feet on each side. The nearest adjacent private pier is approximately 350 feet from the corner of the buoy field.

Comments on the project were solicited from the Shoreline Review Committee on January 30, 2023, which includes agencies with jurisdiction over the lake's navigable waters and no comments regarding navigation and safety were raised based on the project plans. Due to the breadth and complexity of environmental considerations that are a part of TRPA's review of shorezone projects, it is typical that other agencies with jurisdiction in Lake Tahoe will not receive or complete review of applications until TRPA is well into the review and approval process. This is to avoid costly and time-consuming amendments to applications made to other agencies. As such, it's expected that the Shoreline Review Committee will discuss this project again once other agencies have received applications to ensure project consistency across all agencies involved.

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

Comments on the project were solicited from the Shoreline Review Committee on January 30, 2023 and no significant issues were raised. The applicant is required to receive approval for the project from the U.S. Army Corps of Engineers, U.S. Coast Guard, Nevada Department of Wildlife, Nevada Division of State Lands, and Nevada Department of Wildlife.

4. Chapter 83 Shorezone Tolerance Districts and Development Standards:

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

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

The proposed project will not require the backshore to be mechanically stabilized. The buoy field relocation and expansion will not impact the backshore or the shoreline and there is access to the mooring buoy field through the pathways to the existing pier.

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

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

Attachment B

IEC



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

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

Project Name

County/City

Brief Description of Project:

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

II. ENVIRONMENTAL IMPACTS:

1. Land

Will the proposal result in:

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

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

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

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

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

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

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

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

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

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

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

- Yes No
 No, With Mitigation Data Insufficient

b. Deterioration of ambient (existing) air quality?

- Yes No
 No, With Mitigation Data Insufficient

c. The creation of objectionable odors?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

e. Increased use of diesel fuel?

- Yes No
 No, With Mitigation Data Insufficient

3. Water Quality

Will the proposal result in:

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

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

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

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

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

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

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

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

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

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

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

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

4. Vegetation

Will the proposal result in:

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

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation 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)?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

12. Housing

Will the proposal:

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

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

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

Number of Existing Dwelling Units: _____

Number of Proposed Dwelling Units: _____

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

- Yes No
 No, With Mitigation Data Insufficient

13. Transportation/Circulation

Will the proposal result in:

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

e. Alterations to waterborne, rail or air traffic?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

14. Public Services

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

a. Fire protection?

- Yes No
 No, With Mitigation Data Insufficient

b. Police protection?

- Yes No
 No, With Mitigation Data Insufficient

c. Schools?

- Yes No
 No, With Mitigation Data Insufficient

d. Parks or other recreational facilities?

- Yes No
 No, With Mitigation Data Insufficient

e. Maintenance of public facilities, including roads?

- Yes No
 No, With Mitigation Data Insufficient

f. Other governmental services?

- Yes No
 No, With Mitigation Data Insufficient

15. Energy

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

16. Utilities

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

a. Power or natural gas?

- Yes No
 No, With Mitigation Data Insufficient

b. Communication systems?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

e. Storm water drainage?

- Yes No
 No, With Mitigation Data Insufficient

f. Solid waste and disposal?

- Yes No
 No, With Mitigation Data Insufficient

17. Human Health

Will the proposal result in:

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

- Yes No
 No, With Mitigation Data Insufficient

b. Exposure of people to potential health hazards?

- Yes No
 No, With Mitigation Data Insufficient

18. Scenic Resources/Community Design

Will the proposal:

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

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

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

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

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

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

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

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

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

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

19. Recreation

Does the proposal:

a. Create additional demand for recreation facilities?

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

b. Create additional recreation capacity?

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

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

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

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

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

20. Archaeological/Historical

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

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

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

21. Findings of Significance.

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation 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?)

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation 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.)**

Jan Brisco At Placer County Date: 11/19/2021
Person Preparing Application County

Applicant Written Comments: (Attach additional sheets if necessary)

Attachment C

Draft Permit



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

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

February 16, 2023

Jan Brisco
PO Box 1888
Tahoe City, CA 96145
jan@janbrisco.com

SENT VIA EMAIL

BUOY FIELD EXPANSION, 100 LASSEN DRIVE, PLACER COUNTY, CALIFORNIA, ASSESSOR'S PARCEL NUMBERS (APNS) 093-060-019 & 093-570-025, TRPA FILE NUMBER MOOR2021-1823

Dear Ms. Brisco:

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

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

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

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

Sincerely,

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

Matt Miller
Senior Environmental Specialist
Permitting & Compliance Department



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

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

Draft
CONDITIONAL PERMIT

PROJECT DESCRIPTION: Expansion of existing buoy field, lakeward of and accessory to
APNs: 093-060-019 & 093-570-025

PERMITTEE: Northshore Townhouse Association

FILE NUMBER: MOOR2021-1823

COUNTY/LOCATION: Placer County / 100 Lassen Drive

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on **February 16, 2023**, subject to the standard conditions of approval attached hereto (Attachment S) and the special conditions found in this permit.

This permit shall expire on **February 16, 2026** without further notice and the project shall be completed by the expiration date. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO CONSTRUCTION OR INSTALLATION SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE, OR AUTHORIZED REPRESENTATIVE, HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT; AND
- (3) THE PERMITTEE OBTAINS A STATE LANDS LEASE OR PERMIT, IF NECESSARY. THE STATE LANDS LEASE OR PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS.

TRPA Executive Director/Designee

Date

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

Signature of Permittee _____ Date _____

PERMIT CONTINUED ON NEXT PAGE

**APNs: 093-060-019 & 093-570-025
FILE NO. MOOR2021-1823**

Mooring Registration Fees Paid (1): Amount \$ _____ Type _____ Paid _____ Receipt No. _____
Mooring Registration Number: 10592

Notes:

(1) See Special Condition 3.A., below.

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

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

TRPA Executive Director/Designee _____
Date

SPECIAL CONDITIONS

- This permit specifically authorizes the placement of six (6) new (additional) mooring buoys with associated anchor blocks. A total of twenty-two (22) mooring buoys are now authorized to the Northshore Townhouse Association project area, APNs 093-060-019 and 093-570-025. This buoy field serves 52 residential units located in Northshore Townhouse Association, common areas APNs 093-550-004, 093-550-002, 093-560-026, 093-560-006, and 093-570-025. There are no other moorings associated with this project area. This project requires the mitigation of 48 square feet of fish habitat in feed and cover habitat.

Mooring Buoy Locations				
Status	Mooring ID	Latitude	Longitude	Allocation Number
New (additional)	12959	N039.18251	W120.10678	TRPA-20-MOOR-094
New (additional)	12960	N039.18247	W120.10699	TRPA-20-MOOR-095
New (additional)	12961	N039.18233	W120.10676	TRPA-20-MOOR-096
New (additional)	12962	N039.18244	W120.10621	TRPA-21-MOOR-034
New (additional)	12963	N039.18240	W120.10649	TRPA-21-MOOR-035
New (additional)	12964	N039.18232	W120.10697	TRPA-21-MOOR-036
Existing	7382	N039.18326	W120.10643	N/A
Existing	7381	N039.18323	W120.10686	N/A
Existing	7401	N039.18307	W120.10639	N/A
Existing	7386	N039.18305	W120.10657	N/A
Existing	7403	N039.18306	W120.10682	N/A
Existing	7378	N039.18303	W120.10704	N/A
Existing	7379	N039.18293	W120.10634	N/A
Existing	7368	N039.18288	W120.10655	N/A
Existing	7367	N039.18286	W120.10680	N/A
Existing	7374	N039.18284	W120.10705	N/A

Existing	7375	N039.18275	W120.10631	N/A
Existing	7376	N039.18271	W120.10655	N/A
Existing	7373	N039.18268	W120.10673	N/A
Existing	7372	N039.18265	W120.10700	N/A
Existing	7371	N039.18260	W120.10624	N/A
Existing	7370	N039.18255	W120.10652	N/A

2. The Standard Conditions of Approval listed in Attachment S shall apply to this permit. Notifying TRPA and a pre-grade inspection is not required prior to commencement of construction.
3. Prior to permit acknowledgement the following conditions of approval must be satisfied:
 - A. The annual mooring registration fees required under Article X of TRPA Rules of Procedure shall be paid. Please reference the provided invoice for payment options.
 - B. The permittee shall record a TRPA prepared and approved deed restriction for parcels 093-060-019 and 093-570-025 for the purposes of establishing a primary use on the lakeward parcel and to create a shorezone project area treating the two parcels as one for the purposes of shorezone development potential. The permittee shall record the deed restriction with the Placer County Records Office and provide either the original recorded deed restriction or a certified copy of the recorded deed restriction prior to permit acknowledgment.
4. The permittee and contractor/installer shall certify mooring buoys and anchoring devices were installed, relocated, and maintained in accordance with the approved plans by submitting Attachment B: Buoy Final Certification Form to TRPA **within two (2) weeks** of placement of mooring buoy(s). Failure to submit the form are grounds for enforcement action, including revocation of the permit and removal of the mooring buoy(s).
 - A. The permittee shall provide underwater photographs demonstrating the required fish habitat mitigation was placed.
5. Mooring registration and scenic mitigation fees shall be paid annually for each permitted mooring pursuant to Article X of TRPA Rules of Procedure. These fees are non-refundable, and the due date is subject to change.
6. Best Management Practices (BMPs) installed on the property shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
7. Buoy anchoring devices shall not be relocated without prior TRPA approval. One anchoring device per mooring buoy is authorized.
8. The permittee shall affix the mooring registration tags to the mooring buoys authorized with this permit at the time of placement. The permittee shall maintain the tags and if lost or stolen, notify TRPA immediately for a replacement. The permittee authorizes TRPA to verify the

presence of a TRPA buoy identification tag as required by subsection 82.7.4 of the TRPA Code of Ordinances.

9. Only one watercraft shall be moored to each mooring buoy and associated anchor.
10. The permittee shall inspect and maintain floats, chains, and anchoring devices to prevent loss or damage to watercraft and structures.
11. Buoys shall comply with the construction specifications in the approved plans and those set forth in the California Waterway Marking System or as otherwise recommended by the US Army Corps of Engineers or Coast Guard.
12. No lights on buoys are authorized by this permit.
13. Disturbance of the lake bottom shall be kept to the minimum necessary for placement of buoy blocks. No removal or relocation of rock or other natural materials from Lake Tahoe is authorized by this permit.
14. The spill prevention, control, and countermeasures plan shall be implemented during the project and all applicable agencies including TRPA shall be notified immediately if any discharge or release of hazardous material occurs.
15. **Locate all underground and underwater utilities.** If your project might disturb underwater utilities, call the regional Underground Service Alert (USA North: 1-800-227-2600) prior to placement or construction. California and Nevada state law both require the permittee to call USA DIGS at least 48 hours prior to commencement of construction.
16. This permit does not authorize any construction activities, staging, ground disturbance or other activities within the backshore or on the upland portions of the project area.
17. The permittee shall be responsible for contacting other regulatory agencies with potential jurisdiction over the approved buoy project to determine the permitting requirements of those agencies. Agencies with permitting jurisdiction in California include but are not limited to: U.S. Army Corps of Engineers, U.S. Coast Guard, CA State Lands Commission, Lahontan Regional Water Quality Control Board, and CA Dept. of Fish and Game.
18. This approval is based on the Permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
19. Violation of any of the conditions of this permit, including annual registration requirements, shall be grounds for enforcement action including revocation of the permit. The process for the determination of the enforcement action, including notice and hearings, shall be pursuant to Article IX of TRPA's Rules of Procedure. If the permit is revoked, the permittee hereby agrees to remove the buoy(s) within 30 days, and alternatively, if the buoy(s) is not removed within 30 days, authorizes TRPA to remove the buoy(s) at the permittee's expense.

20. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

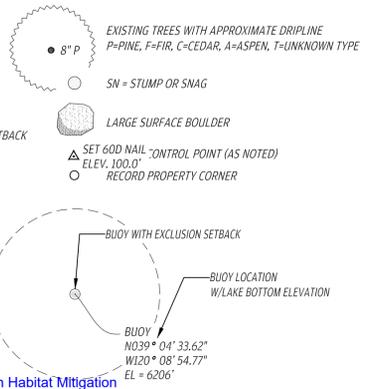
Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions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

END OF PERMIT

Attachment D
Proposed Plans

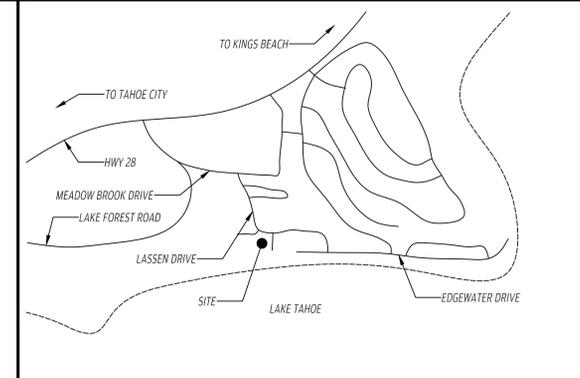
LEGEND:

	RECORD PROPERTY LINE W/BEARING & DISTANCE
	RECORD PROPERTY LINE PROJECTION
	RECORD ADJACENT PROPERTY LINES
	RELATIVE LAKE ELEVATIONS - 6229.1', 6228.75', 6223.0', 6229.1', 6229.0'
	TRPA PIER HEADLINE PER TRPA GIS DATA
	SETBACK LINE PER ZONING CODE - LITTORAL PROPERTY PROJECTION SETBACK
	RECORD EASEMENT
	EDGE OF AC PAVING
	INTERMEDIATE CONTOUR (1' INTERVAL)
	INDEXED CONTOUR (5' INTERVAL)
	FISH SPAWN HABITAT BOUNDARY PER TRPA GIS DATA
	FEED COVER HABITAT BOUNDARY PER TRPA GIS DATA
	STREAM MOUTH PROTECTION ZONE BOUNDARY PER TRPA GIS DATA
	FLOWLINE
	FENCE

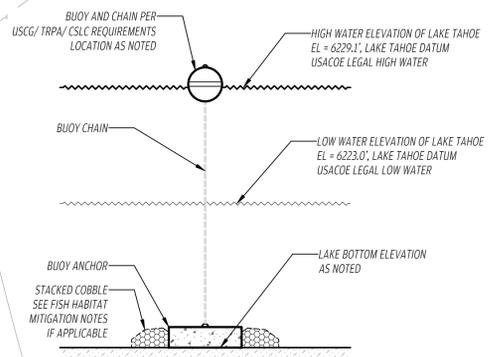
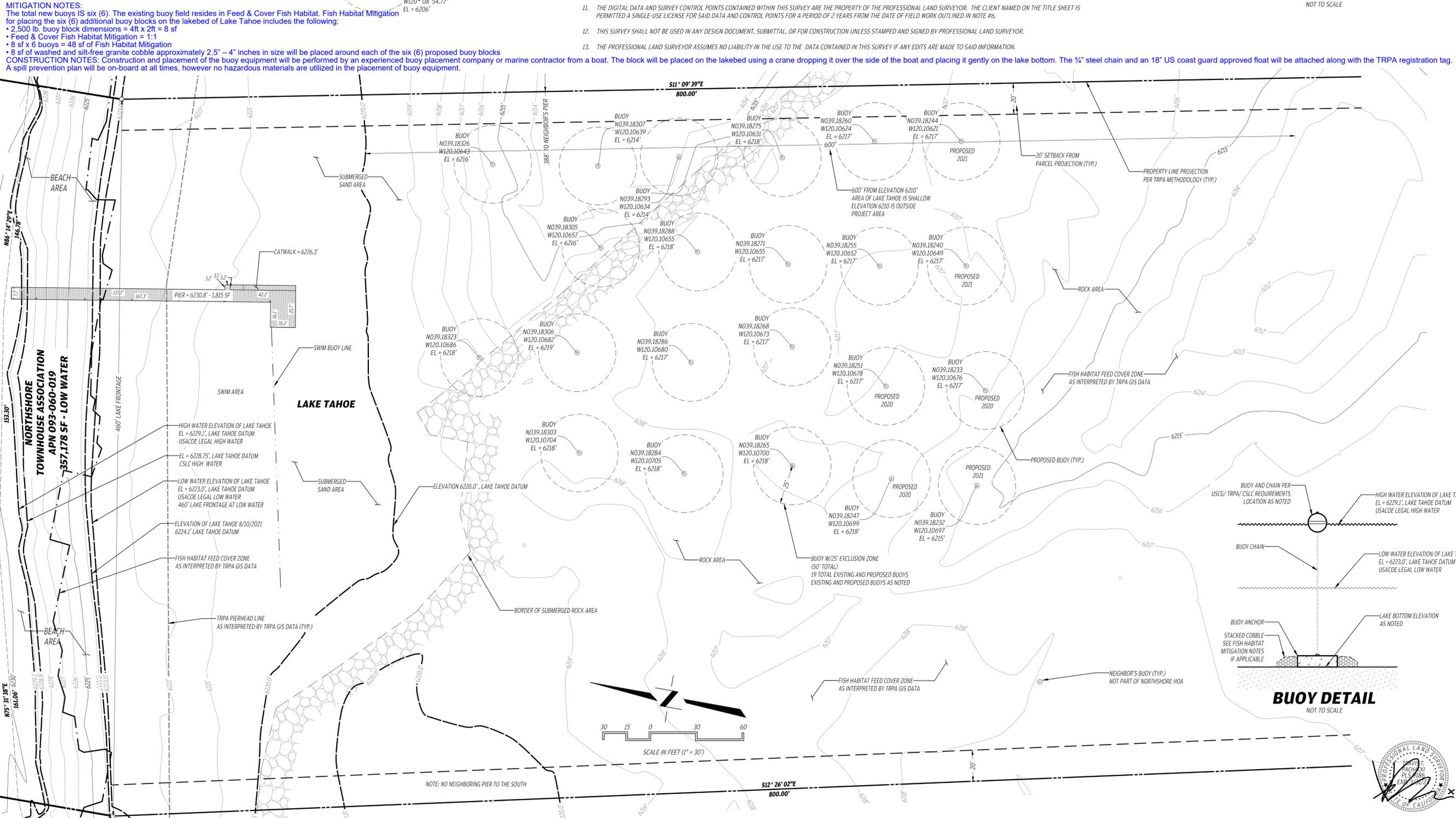


NOTES:

- VERTICAL DATUM BASED ON FIELD MEASUREMENTS OF LAKE TAHOE AND SHOULD BE VERIFIED PRIOR TO USE IN ANY DESIGN. DATUM = LAKE TAHOE DATUM. HORIZONTAL DATUM IS STATE PLANES, CALIFORNIA ZONE II.
- THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA ROTATED TO GRID COORDINATES. PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
- THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
- ELEVATION 6210.0' IS OUTSIDE PROJECT AREA.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO TRPA MAPPED STREAM MOUTH PROTECTION ZONES WERE WITHIN 300' OF SUBJECT PROPERTY.
- ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK SEPTEMBER 7, 2021.
- PROPERTY LINE PROJECTIONS, BUOY SETBACKS, GIS INTERPRETED DATA, AND ANY OTHER LITTORAL GOVERNING ITEMS DISPLAYED ON THIS MAP ARE BASED ON TRPA SHOREZONE ORDINANCE AND CALIFORNIA STATE LANDS COMMISSION AND MUST BE VERIFIED DIRECTLY WITH THE RELEVANT GOVERNING BODY PRIOR TO USE IN ANY DESIGN.
- ELEVATION 6210.0' WAS OUTSIDE PROJECT AREA.
- THE DIGITAL DATA AND SURVEY CONTROL POINTS CONTAINED WITHIN THIS SURVEY ARE THE PROPERTY OF THE PROFESSIONAL LAND SURVEYOR. THE CLIENT NAMED ON THE TITLE SHEET IS PERMITTED A SINGLE-USE LICENSE FOR SAID DATA AND SURVEY CONTROL POINTS FOR A PERIOD OF 2 YEARS FROM THE DATE OF FIELD WORK OUTLINED IN NOTE #6.
- THIS SURVEY SHALL NOT BE USED IN ANY DESIGN DOCUMENT, SUBMITTAL, OR FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY PROFESSIONAL LAND SURVEYOR.
- THE PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IN THE USE TO THE DATA CONTAINED IN THIS SURVEY IF ANY EDITS ARE MADE TO SAID INFORMATION.



VICINITY MAP
NOT TO SCALE



BUOY DETAIL
NOT TO SCALE

MITIGATION NOTES:
 The total new buoys IS six (6). The existing buoy field resides in Feed & Cover Fish Habitat. Fish Habitat Mitigation for placing the six (6) additional buoy blocks on the lakebed of Lake Tahoe includes the following:
 • 2,500 lb. buoy block dimensions = 4ft x 2ft = 8 sf
 • Feed & Cover Fish Habitat Mitigation = 1:1
 • 8 sf x 6 buoys = 48 sf of Fish Habitat Mitigation
 • 8 sf of washed and silt-free granite cobble approximately 2.5" - 4" inches in size will be placed around each of the six (6) proposed buoy blocks

CONSTRUCTION NOTES: Construction and placement of the buoy equipment will be performed by an experienced buoy placement company or marine contractor from a boat. The block will be placed on the lakebed using a crane dropping it over the side of the boat and placing it gently on the lake bottom. The 3/4" steel chain and an 18" US coast guard approved float will be attached along with the TRPA registration tag. A spill prevention plan will be on-board at all times, however no hazardous materials are utilized in the placement of buoy equipment.

REVISIONS	BY
TERRAGRAPHIC LAND SURVEYING	
PO BOX 266 TAHOE CITY, CA 96145	
travis@terragraphic.net (530) 318-1761	
EXISTING AND PROPOSED BUOY PLAN FOR NORTHSHORE TOWNHOUSE ASSOCIATION	
APN 093-060-019 FR SEC 32, T16, S17 PLACER CALIFORNIA	
DATE	8/25/2021
SCALE	AS STATED
DRAWN	TP
JOB NO.	21117
SHEET	1