



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

STAFF REPORT

Date: February 24, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Pleau Shoreline Protective Structure, 5460 West Lake Boulevard, Placer County, California; Assessor's Parcel Number (APN) 097-164-004, TRPA File Number ERSP2021-0900

Staff Recommendation:

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

Required Motions:

In order to approve the proposed project, the Hearings Officer must make the following motions, based on the staff report:

- 1) A motion to approve the findings contained in this staff summary and a finding of no significant environmental effect; and
- 2) A motion to approve the project, based on the staff report, subject to the conditions contained in the attached Draft Permit.

Staff recommends that the Hearings Officer take the following actions, based on this staff report.

Project Description:

The project involves the reconstruction of a small shoreline protective structure utilizing rock riprap. The rock wall border at the margin of the upland area (about Elevation 6230 feet) is too low, is undersized, and is damaged by wave erosion during high water and high wave events. The boulders are on average smaller than necessary for stability and do not have a buried portion which prevents undercutting. The existing stone wall can be displaced by wave action and is missing in several locations, undermining the yard. When subjected to strong wave action, associated with storms and strong winds, backshore soil behind the wall will continue to erode beneath and around the remaining structure into the lake causing the bank to fail. Failures will allow erosion of the near shore, and possible undermining and damage to the existing residence landscaping.

The proposed reconstructed revetment will be approximately 104 linear feet in length and three feet in height and width. The location of the revetment is upslope to avoid placement of fill below the ordinary high-water levels of the lake.

The new revetment will consist of boulders 1.5 to 2 feet in diameter and would be built in place of the existing stacked stone wall to deflect and dissipate wave energy on the bank. The new revetment will reduce coherent wave reflection which will reduce potential for erosion. The revetment will be constructed with imported and repurposed boulders (1.5 to 2 feet in diameter) generally matching the on-site materials. Wave runup calculations and site observations indicate that wave splash and the highest wave swash during severe windstorms would occasionally overreach the top of the existing retaining wall. Therefore, the repair will incorporate boulders that are generally larger than currently onsite.

A part of the problem with the existing revetment is that it does not have a buried toe, so it is easily undercut. The revetment design will address this issue by extending at least 2 feet below beach grade and will include a narrow (3-foot-wide) buried toe of 1- to 2-foot diameter boulders to protect against future downcutting. Beach gravel removed for the purposes of installed the revetment toe will be placed on top of the new materials. An unpermitted small patio and walkway will be removed as part of the project.

Site Description:

The site is generally flat and is developed with a single-family residence and a pier. The existing shoreline wall is approximately 12 to 18 inches tall (top of wall Elevation 6,232.0 feet), approximately 3.8 feet high, above the high-water level (6,229.1 feet). Boulders were loose stacked one to two tall at the edge of the low yard; however, several appear to be missing and undercutting of the bank has occurred. Existing conditions for most of the length of the beach across the existing property consists of sub rounded gravels, ¼ to 1 inch in diameter with occasional platy gravels to 3 inches in diameter. The gently sloping yard beyond the low structure is landscaped with mature trees, brush, and lawn.

Issues:

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

Staff Analysis:

- A. Environmental Documentation: The applicant completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant adverse effect on the environment. A copy of the completed IEC will be made available at the Hearings Officer hearing and at the TRPA offices.

- B. Land Use/Plan Area Statement: The project site is in the McKinney Tract Subdistrict of the Placer County Area Plan. The Land Use Classification is Residential. The proposed shoreline protective structure is accessory to the primary residential use and the revetment is designed to reduce the effects of erosion. Agency staff reviewed the Area Plan and determined the project is consistent with the applicable planning statement, planning considerations and special policies.

- C. Shorezone Tolerance District/Construction Methodology: The site is in Shorezone Tolerance District 7 that exhibits comparatively level shorezone underlain by morainic and alluvial materials with 0 to 9 percent slopes. A development standard for this shorezone tolerance district states “Permitted development or continued use may be conditioned upon installation and maintenance of vegetation to stabilize backshore areas and protect existing cliffs from accelerated erosion.” The purpose of the proposed project is to protect the existing eroded terrace from erosion. Projects within this Tolerance District are required to access the shoreline along stabilized areas to minimize any potential impacts to the backshore.

Equipment will access the shoreline area along the north property boundary line from the driveway of the property. Only pre-cleaned offsite boulders or onsite boulders will be used. Hand work may be required for installing chinking rock. It may be necessary to install a turbidity curtain in the lake around the work area if the lake level is high, or a silt curtain on the beach if the lake is below Elevation 6228 feet. All boulder materials will be individually placed by machine, not dumped, to minimize disturbance to the Lake bottom and to avoid excess turbidity. Existing boulders will be re-used to the extent possible. However, new boulders will be brought to the site as needed. All imported boulders and cobbles will be washed free of sediment prior to delivery to the site.

Contact Information:

For questions regarding this agenda item, please contact Paul Nielsen at pnielsen@trpa.gov.

Attachments:

- A. Required Findings
- B. Draft Permit
- C. Site Photographs
- D. Project Plans

Attachment A
Required Findings

Required Findings

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

1. Chapter 4 – Required Findings:

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

There is no evidence in the file or record showing that the proposed project will have an adverse effect on the Land Use, Transportation, Conservation, Recreation, Scenic Quality Public Service and Facilities, or Implementation sub-elements of the Regional Plan. The site is located in Shorezone Tolerance District 7 that exhibits comparatively level shorezone underlain by morainic and alluvial materials with 0 to 9 percent slopes. A development standard for this shorezone tolerance district states “Permitted development or continued use may be conditioned upon installation and maintenance of vegetation to stabilize backshore areas and protect existing cliffs from accelerated erosion.” The purpose of the proposed project is to protect the existing eroded terrace from erosion.

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

TRPA staff has completed the “Project Review Conformance Checklist and Article V (g) Findings” in accordance with Section 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Also, the applicant has completed an Initial Environmental Checklist (IEC) which was reviewed by TRPA staff. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed checklist and IEC will be made available at the Hearings Officer hearing and at TRPA.

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

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

2. Chapters 21 and 81 – Special Use Findings.

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

The proposed project is an appropriate use for the project area. The proposed reconstructed revetment will be approximately 104 linear feet in length three feet in height and width. The location of the revetment is upslope to avoid placement of fill below the ordinary high-water levels of the lake. The new revetment will consist of boulders 1.5 to 2 feet in diameter and would be built in place of the existing stacked stone wall to deflect and dissipate wave energy on the bank. The new revetment should reduce coherent wave reflection which will reduce potential for on-site erosion. Based on the analysis contained in the administrative record and the IEC, the proposed project is an appropriate use for the project area.

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

The project as designed will inhibit further erosion which will benefit on and off-site environmental conditions. The proposed project includes several components to ensure the structure will not cause significant erosion or modification of the foreshore on the property or adjacent properties. The existing stone wall can be displaced by wave action and is missing in several locations, undermining the yard.

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

The proposed improvements are consistent with the configuration, size and location of the previously existing deteriorating shoreline protective structure and is in keeping with the general character of the shoreline. The proposed project will help stabilize the backshore slope that is partially eroded. The project is not expected to affect or change the character of the neighborhood and does not affect or alter the purpose of the applicable plan area statement which lists shoreline protective structures as a permissible special use. The project as designed and conditioned is compatible with, and will not adversely affect, the residential character of the surrounding neighborhood.

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.

The proposed shoreline protective treatment is designed to protect the shoreline from the continued effects of erosion and therefore will not have negative effects on wildlife habitat. There are no known waterfowl nesting areas in the area and the area is not fish

spawning habitat. The project will include the use of temporary BMPs as necessary to protect water quality.

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

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

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

Shoreline protective structures are permissible uses in the applicable area plan. The proposed sloped rock revetment as designed and conditioned, will be compatible with existing shorezone and lakezone uses in the immediate vicinity. The design of the project will ensure access along the shoreline is maintained.

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

The proposed shoreline erosion protection will armor the backshore of the project area from continued effects of soil erosion and wave erosion. The design is water dependent and will provide a dynamic revetment sloped at the former foreshore slope. The project design is intended to effectively reduce wave energy.

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

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

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

Equipment will access the shoreline area along the north property boundary line from the driveway of the property which will ensure short term impacts to erosion, water quality and vegetation are avoided.

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

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

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

TRPA solicited comments from public agencies with jurisdiction in the lake. Placer County commented that they are working on an encroachment permit for this project because there is a Placer County easement through the property. Part of their requirement for the encroachment permit is to provide public access through the project area. As a condition of final approval, the applicant will be required to show on the project plans any required public access and the public access is required to be consistent with the TRPA Code of Ordinances.

5. Chapter 84 - Shoreline Protective Structure Findings:

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

The proposed improvements will limit lakeshore erosion, dissipate wave energy, and decrease sediment entering Lake Tahoe. The revetment will provide benefits while maintaining and improving the existing soil and rock materials and upholding the character of the shoreline.

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

The proposed shoreline protective structure will stabilize the shoreline that has experienced erosion due to wave action. The goals of the project are to increase shoreline stability that will minimize erosion and sediment transport into the lake.

- (c) Each protective structure has been designed to be sloping and permeable; provided, however, that this finding is not necessary if TRPA concurrently makes the findings required under subparagraph 84.14.2.A.

The shoreline protective structure is designed to be sloping and permeable. The purpose for the revetment is to restore the slope and shoreline as closely as possible to the optimum slope at equilibrium based on the material sizes.

- (d) A sloping permeable revetment is not feasible.

Not Applicable. The sloping permeable revetment is engineered and is considered a feasible viable permanent solution.

- (e) The alternative structure will not cause significant erosion or modification of the foreshore.

The proposed project is designed to reduce impacts to water quality and restore the beneficial use and enjoyment of the property in a safe condition. The project as

designed will inhibit further erosion. The proposed project is designed to ensure the structure will not cause significant erosion or modification of the foreshore on the property or adjacent properties.

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

There as designed, will not cause any significant long-term impacts to the environment.

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

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

The applicant proposes to construct a shoreline protective structure to stabilize the shoreline that has experienced erosion due to wave action. The goals of the project are to increase safety, stability, vegetative cover, and shoreline stability. The design of the sloping rock revetment is intended to increase revegetation success and reduce wave energy that will minimize erosion and sediment transport into the lake.

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

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

Attachment B

Draft Permit

**Attachment B
Draft Permit**

PROJECT DESCRIPTION: New shoreline protective structure APN: 097-164-004
PERMITTEE: Steve Pleau FILE #: ERSP2021-0900
COUNTY/LOCATION: 5460 West Lake Boulevard, Homewood, Placer County, California

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on March 3, 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 3, 2025, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

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

_____ _____
TRPA Executive Director/Designee 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 097-164-004
FILE NO. ERSP2021-0900

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

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

Notes:

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

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

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

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit authorizes the reconstruction of a shoreline protective structure utilizing rock riprap. The proposed reconstructed revetment will be approximately 104 linear feet in length three feet in height and width. The location of the revetment is upslope to avoid placement of fill below the ordinary high-water levels of the lake. The new revetment will consist of pre-washed boulders 1.5 to 2 feet in diameter and will be built in place of the existing stacked stone wall to deflect and dissipate wave energy on the bank. The revetment will be constructed with imported and repurposed boulders (1.5 to 2 feet in diameter) generally matching the on-site materials. The repair will incorporate boulders that are generally larger than currently onsite. The revetment design will extend at least 2 feet below beach grade and will include a narrow (3-foot-wide) buried toe of 1- to 2-foot diameter boulders to protect against future downcutting. Beach gravel removed for the purposes of installed the revetment toe will be placed on top of the new materials. An unpermitted small stone patio and walkway will be removed as part of the project.
2. The Standard Conditions of Approval listed in Attachments Q and S shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. The permittee shall submit a final projected construction completion schedule.
 - B. The permittee shall submit a final construction sequence and methodology plan.
 - C. The permittee shall provide an emergency spill prevention plan to be implemented for emergencies associated with leaking construction equipment. The Plan shall require absorbent sheets/pads to be available within the project area. A contact list of all emergency response agencies shall always be available at the project site during construction.

- D. The security required under Standard Condition I.B. of Attachment Q shall be \$1,000.00. The security shall not be released until TRPA determines the project was constructed and BMPs installed in accordance with the permit.
- E. The permittee shall submit final construction drawings and site plans.
4. All vegetation shall be maintained in perpetuity in a condition consistent with this approval. The use of fertilizer in the backshore is prohibited.
 5. The project shall be constructed in accordance with the recommendations of the approved construction methodology plan.
 6. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

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

7. It is the permittee's responsibility to receive authorization and/or obtain any necessary permits from other responsible agencies for the proposed project.
8. Any and all temporary soil stockpiles shall be appropriately covered with tarps and contained by temporary erosion control fences and/or coir logs with gravel bags.
9. Best practical control technology shall be employed to prevent earthen materials from being re-suspended or transported to adjacent lake waters as a result of construction activities.
10. Disturbance of lakebed materials the removal of rock materials from Lake Tahoe is prohibited.

11. All employee construction vehicles shall be parked on existing paved surfaces.
12. All rock material (gravel, cobble, and/or boulders) imported to the site for use in the shoreline construction area shall be thoroughly washed and shall be free of any silt and clay material.
13. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
14. Grading and excavation is prohibited at any time of the year during periods of precipitation and for the resulting period of time when the site is covered with snow or is saturated, muddy or unstable.
15. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.
16. For the authorized construction area landward of the high-water line, the site shall be winterized in accordance with the provisions of Attachment Q by October 15th unless a grading season exception is granted.
17. The shoreline protective structure shall be maintained in a condition consistent with the approved project plans in perpetuity.
18. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced. Prior to release of the project security all existing water quality BMPs shall be maintained and/or reinstalled to ensure effectiveness.
19. All excavated materials shall be hauled away from the site to a legally acceptable location.
20. Any change to the project requires approval (except for TRPA exempt activities) of a TRPA plan revision permit prior to the changes being made to any element of the project (i.e. structural modifications, coverage, scenic, grading, BMPs, etc.). Failure to obtain prior approval for modifications may result in monetary penalties and removal of the unapproved elements.
21. The project plans shall include lateral public access provisions consistent with the TRPA Code of Ordinances if required by the California State Lands Commission and/or Placer County.

END OF PERMIT

Attachment C
Site Photographs





Attachment D

Project Plans

GENERAL NOTES:

1. A CURSORY INVESTIGATION INDICATES THAT NEAR SURFACE SOILS IN THE PROJECT VICINITY ARE COMPOSED OF COARSE SANDS, GRAVELS, AND COBBLES.
2. THE CONTRACTOR SHALL ATTENTIVELY EXAMINE THE SITE IN SUCH A MANNER THAT HE CAN CONFIRM EXISTING SURFACE CONDITIONS WITH THOSE PRESENTED IN PROJECT DOCUMENTS. HE SHALL SATISFY HIMSELF THAT THE QUANTITY OF EXPOSED MATERIALS AND SUBSURFACE SOIL OR ROCK DEPOSITS HAVE BEEN SATISFACTORILY REPRESENTED IN THE PROJECT DRAWINGS. ANY DISCREPANCIES THAT MAY BE OF PRIOR KNOWLEDGE TO THE CONTRACTOR THAT IS REVEALED THROUGH HIS INVESTIGATION SHALL BE MADE AVAILABLE TO THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT DOCUMENTS PRIOR TO CONSTRUCTION.
3. THE WORK IN THIS CONTRACT INCLUDES ALL ON-SITE WORK DESCRIBED ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.
4. THE CONTRACTOR SHALL SUBMIT PHOTOGRAPHS OR ACTUAL SAMPLES OF ALL MATERIALS TO BE USED ON THE SITE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO USE OF SUCH MATERIALS.
5. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE OF HIS INTENTION TO COMMENCE WORK AND 24 HOURS FOR ALL SURVEYING AND INSPECTION DURING CONSTRUCTION TO THE WORK:

OWNER: MR. STEVEN PLEAU
(916) 412-2421

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

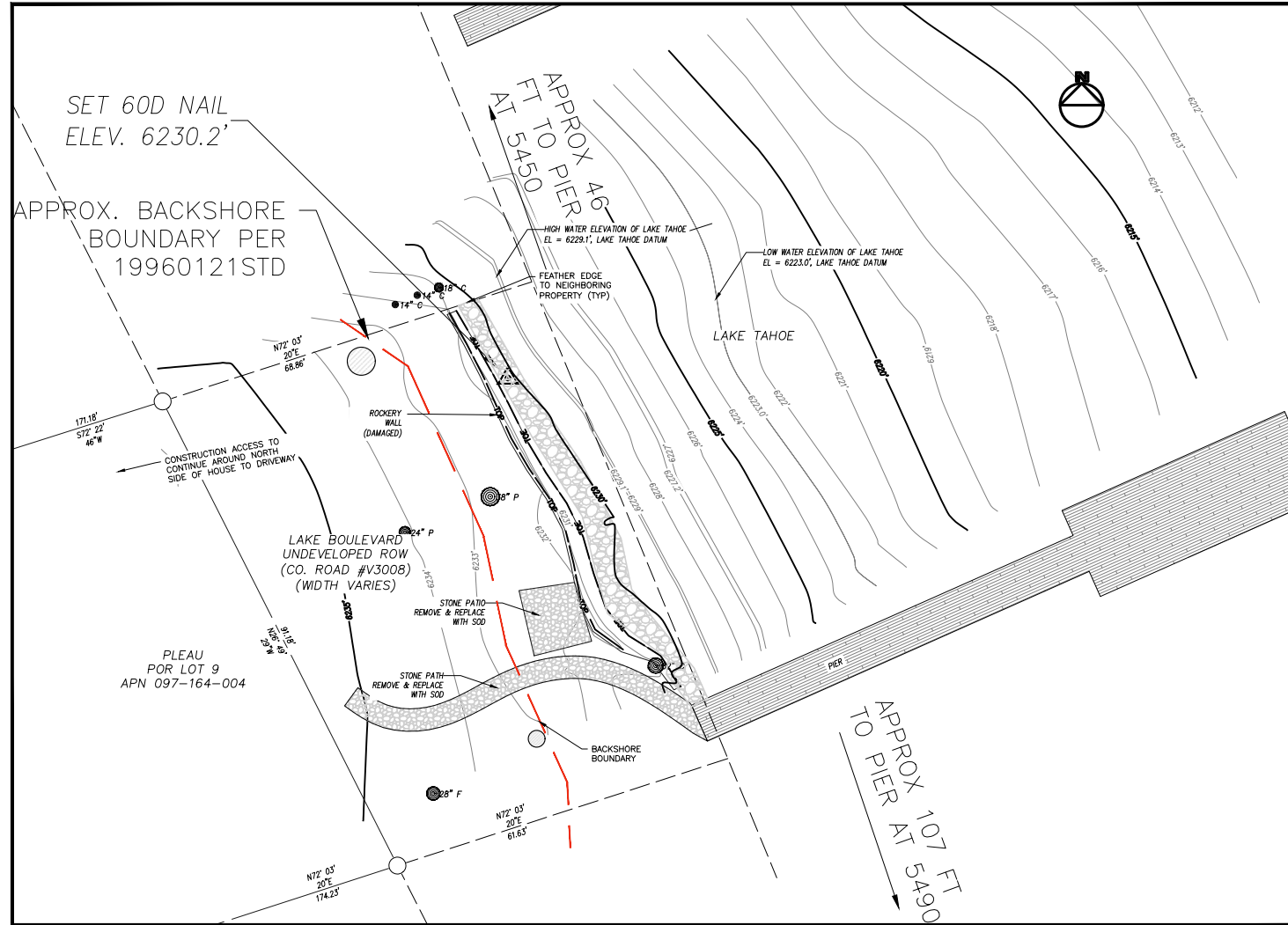
PERMIT CONSULTANT: JAN BRISCO
JAN BRISCO CONSULTING
TEL (530) 583-6882
JAN@JANBRISCO.COM

ENGINEER: JONATHAN W. PEASE, PH.D, PE
RENO TAHOE GEO ASSOCIATES, INC
TEL (775) 853-9100
JPEASE@RTGEO.COM

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

6. ALL TEMPORARY BMP'S MUST BE IN PLACE PRIOR TO START OF DEMOLITION AND/OR CONSTRUCTION. CONSTRUCTION ACCESS AND TEMPORARY BMP'S SHOWN ON C1.0 SHALL CONTINUE ALONG THE NORTH SIDE OF THE RESIDENCE TO THE DRIVEWAY
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL SUPPLEMENTAL PERMITS AND FEES REQUIRED FOR CONSTRUCTION, NOT OBTAINED BY THE OWNERS.
8. THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER, CONFORMING TO ALL PERTINENT SAFETY REGULATIONS, TO INSURE A TIMELY COMPLETION OF THE PROJECT.
9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
10. CONSTRUCTION STAGING WILL OCCUR IN DRIVEWAY ON PAVED SURFACES ONLY.
11. THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, THE RESIDENCE, DOCK, PAVEMENT, LANDSCAPING, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING AND PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
12. CONSTRUCTION SHALL BE PERFORMED FROM THE SHORE. THE CONTRACTOR SHALL SUBMIT A DETAILED WRITTEN DESCRIPTION OF HIS PROPOSED WORK METHODS WITH SHOP DRAWINGS, AS NECESSARY, TO THE OWNER FOR APPROVAL PRIOR TO COMMENCING WORK.
13. ALL BOULDERS AND ROCK MATERIALS SHALL BE CLEANED OF SILT OR SEDIMENT PRIOR TO DELIVERY TO SITE. CHIPPING OR SPLITTING OPERATIONS ON BOULDERS SHALL BE AT LEAST 10 FEET FROM SHORELINE ON A SURFACE WHERE DUST CAN BE REMOVED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT FOR LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATIONS AND FOR THE PROTECTION AND REPAIR OF ANY DAMAGE TO THEM. A 48-HOUR NOTICE IS REQUIRED PRIOR TO CONSTRUCTION. UNDERGROUND SERVICE ALERT (U.S.A): 811
15. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, CURRENT EDITION.
16. WHERE THE REMOVAL OF ANY VEGETATION IS IN QUESTION, THE CONTRACTOR SHALL PROTECT THE AREA UNTIL A DECISION BY THE OWNER CAN BE MADE. IF ANY TREES ARE SCARRED, THEY SHALL BE IMMEDIATELY REPAIRED WITH AN APPROVED TREE SEALANT.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING AND SHORING PROCEDURES AND CONFORM TO THE LATEST O.S.H.A. OR OTHER RELEVANT SAFETY REQUIREMENTS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ONSITE AND OFFSITE. STREETS SHALL BE WASHED AS NECESSARY.
19. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE, TO THE SATISFACTION OF THE FIRE DEPARTMENT.
20. CONSTRUCTION ACCESS WILL BE PERMITTED BEGINNING MAY 1 AND CONTINUE UNTIL OCTOBER 15.
21. TEMPORARY PARKING FOR THE PROJECT RELATED VEHICLES SHALL BE EXISTING PAVED SURFACES, EXISTING COMPACTED ROAD SHOULDERS, OR IN THE AREA DESIGNATED ON THE APPROVED PLAN SET.
22. NO ROCK OUTCROPS OR BOULDERS SHALL BE MOVED OR DISTURBED DURING THE CONSTRUCTION PROCESS.
23. CONTRACTOR SHALL PROTECT ALL EXISTING BMP'S OR REPAIR TO ORIGINAL STANDARDS, IF DAMAGED.

PLEAU SHORELINE STABILIZATION REPAIR
5460 WEST LAKE BOULEVARD
HOMEWOOD, CALIFORNIA
APN: 097-164-004



SITE MAP
1" = 30'

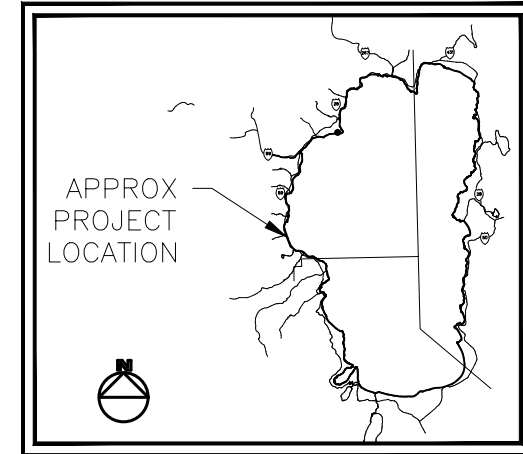
TRPA SPECIAL CONDITIONS:

1. WORK SHALL BE ACCOMPLISHED IN SUCH A MANNER TO MINIMIZE DISTURBANCE OF ONSITE SOILS OR STIRRING UP SEDIMENT IN LAKE TAHOE. THE CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN SILTATION CONTROL DEVICES, IF IN THE OPINION OF THE OWNER OR REGULATORY AGENCY, THERE IS A POSSIBILITY OF SILTATION OF LAKE TAHOE WATERS DUE TO CONSTRUCTION ACTIVITIES.
2. FERTILIZER USE ON THE PROPERTY SHALL BE MANAGED TO INCLUDE THE APPROPRIATE TYPE OF FERTILIZER, RATE, AND FREQUENCY OF THE APPLICATION TO AVOID RELEASE OF EXCESS NUTRIENTS AND MINIMIZE USE OF FERTILIZER.
3. NO TREES SHALL BE REMOVED OR TRIMMED FOR VIEW ENHANCEMENT PURPOSES WITHOUT PRIOR WRITTEN APPROVAL.
4. THE ADEQUACY OF ALL BMP'S AS SHOWN ON THE CONSTRUCTION PLANS SHALL BE CONFIRMED AT THE TIME OF THE TRPA PRE-GRADING INSPECTION. ANY REQUIRED MODIFICATIONS, AS DETERMINED BY TRPA, SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.
5. ALL EXISTING DISTURBED AREAS, AND AREAS DISTURBED BY CONSTRUCTION ACTIVITY, SHALL BE REVEGETATED WITH VEGETATION SPECIES IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES.
6. NO SPRAY PAINTING WILL BE CONDUCTED AS PART OF THIS PROJECT.
7. EXCESS MATERIAL SHALL BE DISPOSED OF AT A SITE APPROVED BY TRPA.

EARTHWORK VOLUMES:

AREA	CUT		FILL		NET
	CU	YD	CU	YD	
ABOVE ELEV 6229.1	73		81		8
BELOW ELEV 6229.1	0		0		0
TOTAL	73		81		8

SHEET LIST:
T1.0 TITLE SHEET
C1.0 SITE PLAN & TEMP BMP'S
C2.0 DETAILS



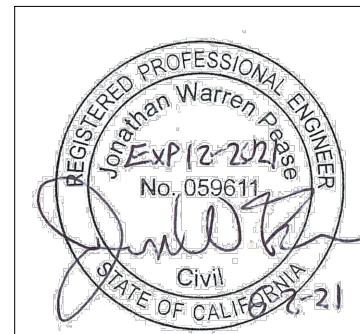
VICINITY MAP
NTS

TITLE SHEET

PLEAU SHORELINE STABILIZATION REPAIR
5460 W LAKE BLVE (APN: 097-164-004)
HOMEWOOD

PLACER CALIFORNIA

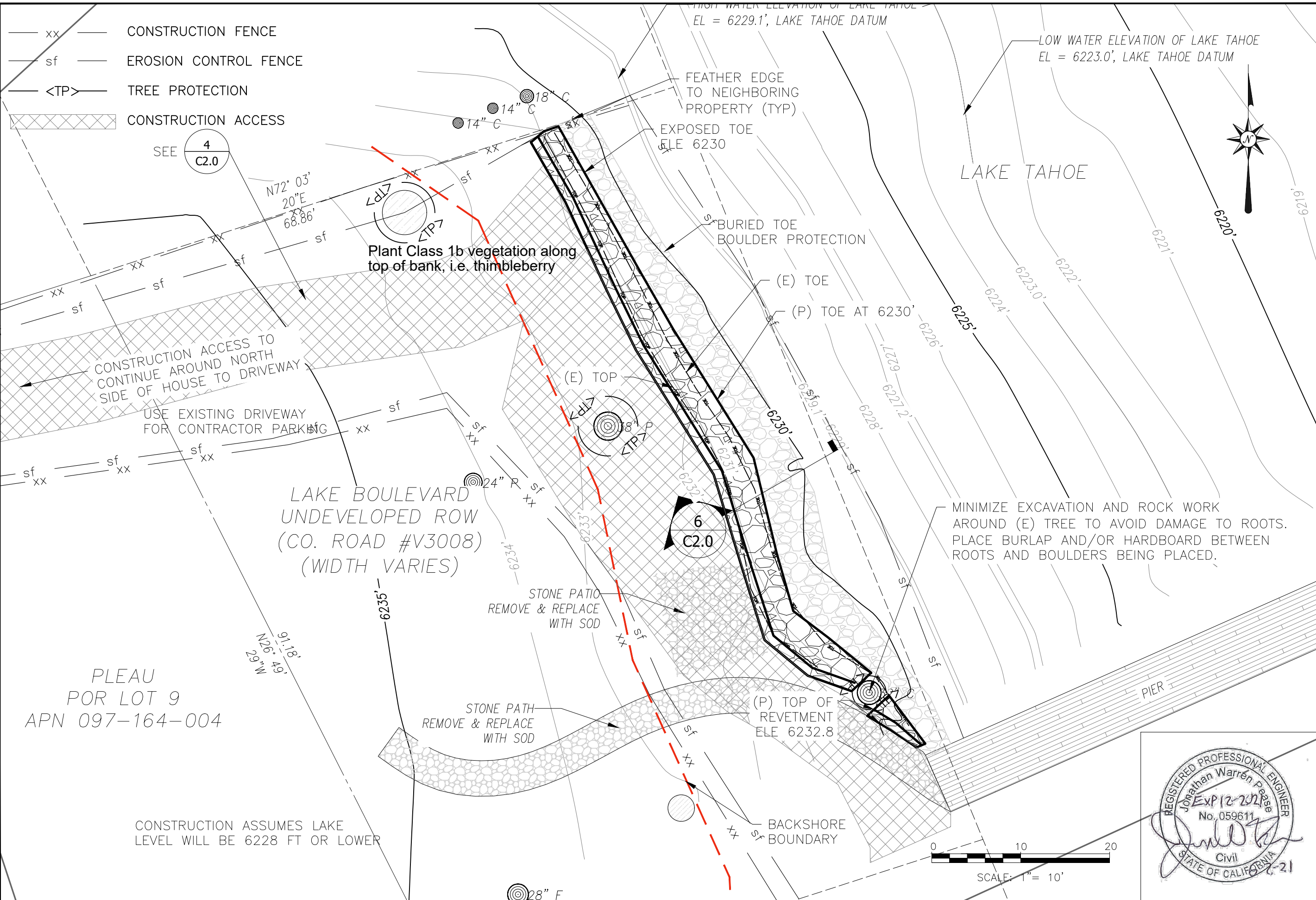
DATE: 6/2/2021
JOB NUMBER: 21007.001
DESIGNED BY: JGA/JWP
DRAWN BY: JGA
CHECKED BY: JWP



SHEET
T1.0

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

J:\2021\21007.001 - 5460 W Lake Blvd - Pleau\Drawings and Plans\T1.0 - C2.0.dwg 6/02/21



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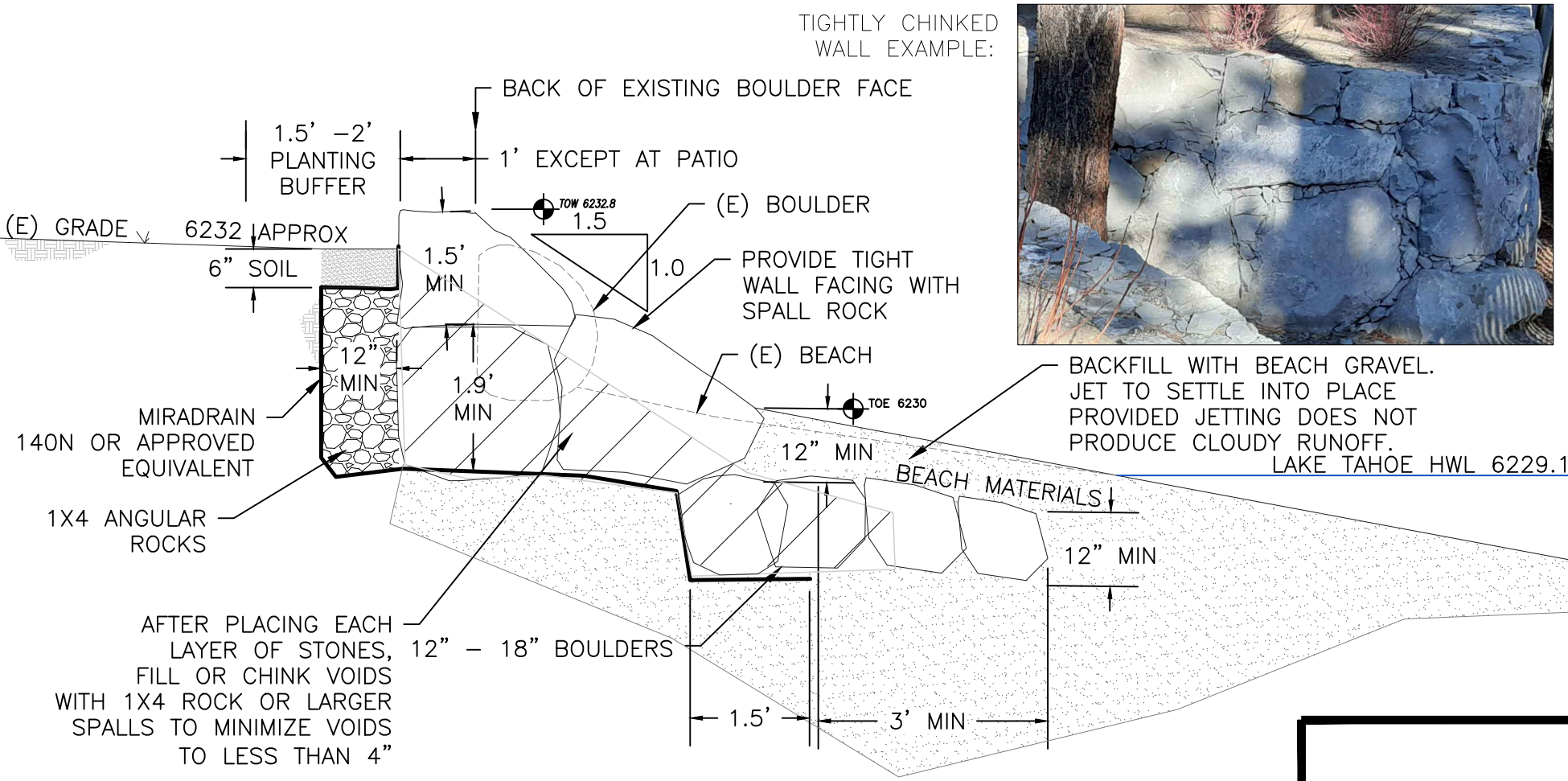
SITE PLAN & TEMPORARY BMP'S
PLEAU SHORELINE STABILIZATION REPAIR
5460 W LAKE BLVE (APN: 097-164-004)
 HOMEWOOD
 CALIFORNIA
 PLACER

DATE: 6/2/2021
 JOB NUMBER: 21007.001
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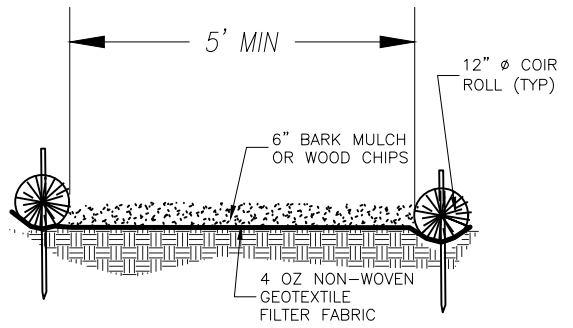
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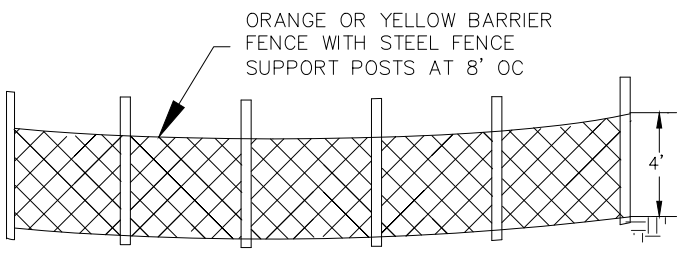


6 WALL DETAIL
C2.0 Scale: 1" = 2'

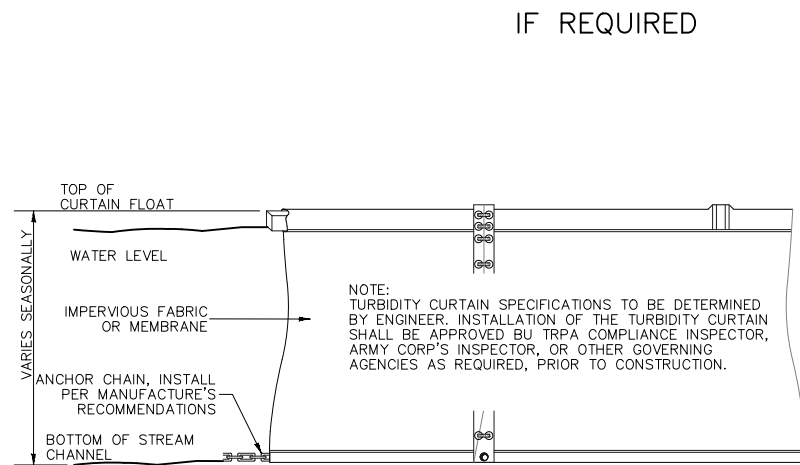
5 TEMP VEGETATION PROTECTION FENCE
C2.0 NTS



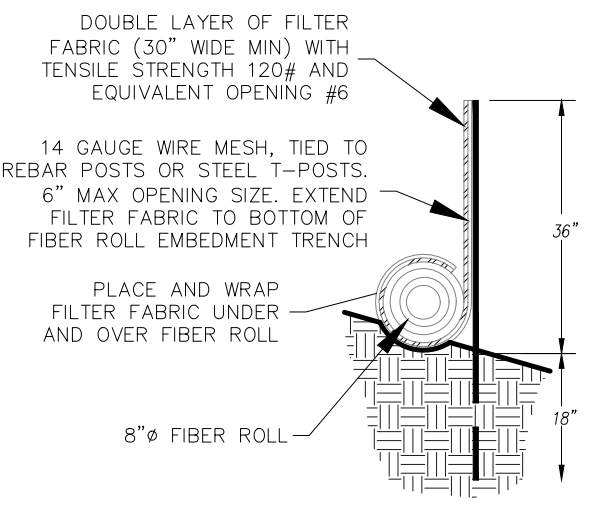
4 TEMP. BARK MULCH CONSTRUCTION ACCESS
C2.0 NTS



1 TEMP. CONSTRUCTION FENCING
C2.0 NTS

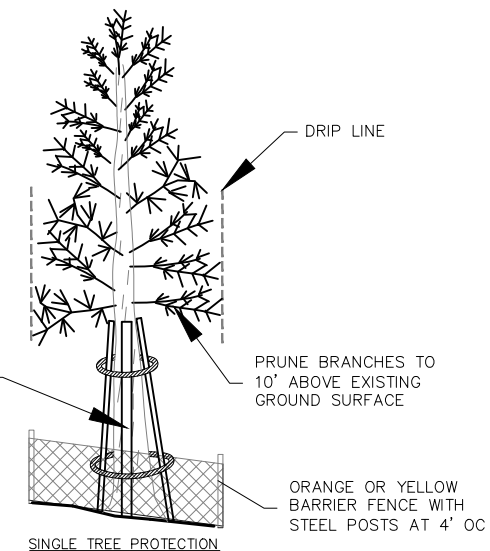


2 TURBIDITY CURTAIN DETAIL
C2.0 NTS



3 TEMP. EROSION CONTROL FENCE
C2.0 NTS

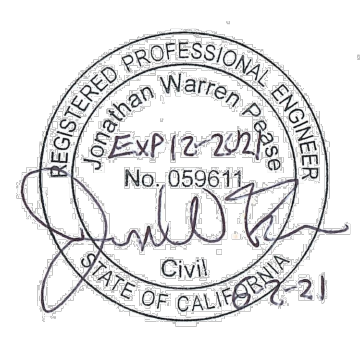
NOTE:
TREE PROTECTION MAY BE REQUIRED AT ADDITIONAL LOCATIONS IDENTIFIED BY THE OWNER OR ENGINEER



DETAILS

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