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## STAFF REPORT

Date: June 18, 2020

To: TRPA Hearings Officer

From: TRPA Staff

Subject: White Foundation Repair and Shorezone Protective Structure, 99 Chipmunk Street, Placer County, California; APN 090-231-014, TRPA File No. ERSP2019-1458

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### Summary and Staff Recommendation:

Staff requests Hearings Officer action on the proposed project and related findings based on the staff report and the Draft Permit (Attachment A). Staff recommends approval of the project based on this staff report and the evidence contained in the project record.

### Project Description:

The project addresses stabilizing the foundation and placing a shoreline protective structure at the residence located at 99 Chipmunk Street in Kings Beach, Placer County, California. The existing foundation along the west side of the residence sits below Lake Tahoe's high water elevation. Continuous wave energy that occurs most of the year has eroded the soil beneath the foundation, undermining it and causing significant deterioration. Temporary measures were put into place to protect the foundation in 2018. Now, a permanent solution is proposed. Proposed work includes construction of a new foundation along the west side of the residence, and construction of a combined static and dynamic revetment. The static revetment will utilize larger 3-foot to 5-foot diameter boulders, while the dynamic revetment will utilize smaller 1-foot to 3-foot diameter rocks. Roughly 109 cubic yards of rock material will be brought in for construction of the revetment. The proposed revetment is intended to address water quality, future stability of the upland parcel and residence, and public health and safety. Dewatering equipment will be onsite to remove storm and ground water from the excavation site. Any water pumped and collected will be disposed of at an approved site.

Construction and material staging will occur entirely by barge/amphibious vehicle. The revetment work shall be performed during dry weather and on non-windy days in order to prevent excess turbidity.

### Site Description:

The project site consists of approximately .005 acres of developed property in Kings Beach, California. The site contains an existing residence with a lower level and a deck adjacent to Lake Tahoe. The deck and the lower level finish floor elevation are 1 to 2 feet below the high water elevation of 6,229.1. The existing foundation has been undermined by erosion and requires repair and/or replacement. The proposed repair project will require construction of a continuous footing along the west side of the existing house, a protective concrete wall on top of the foundation to form the west wall of the new foundation. The project site is bounded by developed parcels to the north and south, by Chipmunk Street to the east, and by Lake Tahoe to the West. Scattered cobbles and boulders make up the lake

substrate, primarily west of the existing residence. Existing vegetation around the existing house is made up of conifers and brush.

Issues and Concerns:

The primary issues associated with the project are:

1. Land Use:  
The proposed project is located within the Placer County Tahoe Basin Area Plan, Brockway Subdistrict. Single family dwellings are an allowed use and shoreline protective structures are a special use in this subdistrict. Therefore, staff is making Special Use Findings and Hearings Officer review and approval per subparagraph 2.2.2.F.2.a of the TRPA Code of Ordinances.
2. Land Coverage:  
There is no change in coverage proposed as a result of the proposed shoreline revetment.

Staff Analysis:

- A. Environmental Documentation:  
The applicant has completed an Initial Environmental Checklist (IEC), Attachment C, in order to assess the potential environmental impacts of the project. No unmitigated 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:  
The proposed project is located within the Placer County Tahoe Basin Area Plan, Brockway Subdistrict. Single family dwellings are an allowed use and shoreline protective structures are a special use in this subdistrict. The project must undergo Hearings Officer review and the making of Special Use Findings, which are discussed in the following section. The residence foundation, which is located in the shorezone, is failing and the residence is compromised.
- C. Plan Area Statement:  
The project is located in the Brockway Subdistrict of the Tahoe Basin Area Plan. The Land Use Classification is Residential and the Management Strategy is Mitigation. Shoreline protective structures are allowed, special uses in this subdistrict. Agency staff has reviewed the Tahoe Basin Area Plan and has determined that the project is consistent with the applicable planning statement, planning considerations and special policies and may be allowed as a special use.
- D. Scenic Quality and Landscaping:  
This parcel and project area is visible from Scenic Shoreline Unit 22, Brockway, which is not in attainment with scenic thresholds. The revetment will be placed lakeward of the existing residence and be visible from Lake Tahoe. The rocks will be placed on a lake bottom elevation ranging between 6,225 and 6,228. The tops of boulders will extend to a maximum elevation of 6,233. To mitigate against potential scenic impact, the applicant has designed the project to blend in with the natural surroundings to the greatest extent feasible. The existing residence is constructed of materials and colors that blend well with the backdrop. The revetment will be

constructed purely out of rocks and boulders, and no man-made materials will be used. The placed rocks and boulders will screen the eroding concrete foundation. All existing vegetation will remain on-site.

E. Littoral Drift Impact:

An evaluation of the project's impacts on the subject parcel's shoreline as well as those on the neighboring parcels has been conducted by a qualified expert indicating minimal littoral drift and shoreline quality impacts.

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 and 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. This project is intended to promote environmental improvements to water quality. The project as conditioned, conforms with, and will promote implementation of all applicable elements of the Regional Plan.

- (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). No unmitigated 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 <https://parcels.laketahoeinfo.org/Parcel/Detail/090-231-014>.

- (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 is expected to protect water quality by protecting the residence foundation from further erosion and degradation.

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.

Based on the analysis contained in the administrative record and the IEC, the proposed project is an appropriate use for the project area. This property and the property to the east are constructed in the lake, requiring that the shoreline protective structure also be constructed in the lake to protect the foundation from further degradation. While the other adjacent residences sit outside of the lake, single family dwellings and other types of shoreline protective measures and structures are prevalent in this 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 proposed project will help stabilize the lake bottom where the residence foundation and support pilings sit, helping to ensure the structural integrity of the existing residence and therefore contribute to the general welfare of persons and property.

- (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 project will help stabilize the lake bottom and reduce the potential for storm-related erosion underneath and surrounding the residence foundation. The project is not expected to affect or change the character of the neighborhood and does not affect or alter the purpose of the Brockway Subdistrict, which lists Shoreline Protective Structures as an allowed Special Use. The project is compatible with and will not adversely affect the surrounding residential character of the neighborhood as the project includes natural rock elements designed to blend with the existing environment and adjacent properties. No man-made materials will be used for construction of the revetment.

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 lake bottom substrate and backshore in the project area are primarily composed of cobbles and gravel and not impacted by littoral drift more commonly associated with more sandy or silty material. The proposed revetment is sloping, permeable, and will be constructed entirely out of rocks and boulders in order to absorb strong wave action while protecting the residence foundation. The revetment will not change the available material for littoral drift (Geotechnical Engineering Report, Nicole McCurdy, P.E., NV5, 2019). The proposed project is located in an area mapped as Feed/Cover and therefore will not adversely impact fish spawning. The addition of the sloping rock revetment will

enhance the existing habitat. The proposed project is not located within an area that is mapped as on-shore wildlife habitat nor has the site been shown to be a waterfowl nesting area. Temporary ground disturbance will occur during construction of the shoreline protective structure. The project, however, will include temporary BMPs such as a turbidity curtain to protect water quality.

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

The proposed shoreline revetment is an accessory use to the primary use on APN090-231-014, which is a single family dwelling.

- (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 a permissible accessory structure and special use in the applicable Area Plan Subdistrict. The project is compatible with existing lake and shorezone uses and structures in the vicinity. The surrounding uses consist of residential properties as well as a common area for McKinney's Landing Condominiums which is comprised of a large lawn area.

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

The shoreline revetment is proposed to stabilize and protect the lake bottom underneath and surrounding the existing residence foundation from wave action, and is therefore required to be located in the foreshore and nearshore of Lake Tahoe and is water-dependent by nature.

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

TRPA prohibits spray painting and the use of tributyltin. A condition of approval is the prohibition of the discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe. All surplus construction waste materials are required to be removed from the project and deposited only at TRPA approved points of disposal. No containers of fuel, paint or other hazardous materials shall be stored within the backshore or the project area.

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

Construction access will primarily occur on a barge or amphibious vehicle as there is minimal upland access due to development on either side of the subject property. The only necessary BMPs are installation of a turbidity curtain to remain in place during construction of the revetment.

- (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 existing shoreline protective structure is located between the high water line (6,229.1') and the low water line (6,223') of Lake Tahoe and will therefore not extend far enough out into the lake as to negatively affect navigation or create a threat to public safety.

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

The Shoreline Review Committee discussed this project at their April 17<sup>th</sup>, 2020 meeting. No objections or issues were raised during that meeting. The California State Lands Commission expressed that they are working internally to establish the historic high water line and conduct a legal review. As a condition of final approval, the applicant will comply with requirements of applicable agencies having jurisdiction over the project including any requirements pending from the California State Lands Commission.

4. 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 shoreline revetment is designed to prevent further lake bottom deterioration in the area around the residence foundation and support pilings. The deterioration contributes to structural stability of the existing residence, which sits lakeward of the high water line of Lake Tahoe. The revetment will be constructed out of natural rocks and boulders, will blend in with the surrounding environment, and will contribute to the structural integrity of the residence foundation and support pilings.

- (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 shoreline revetment will use clean materials that will match and blend with the existing backshore. No fill will be removed from the lake or from the surrounding areas for the shoreline revetment. All construction materials shall be stored on a barge in the lake. Temporary BMPs will be installed prior to commencement of construction. The benefits of the project in preventing future degradation of the lake bottom contributing to the structural damage of the residence offsets potential adverse impacts that may occur during construction.

- (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 proposed project is to construct a sloping, permeable rock revetment.

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

The shoreline revetment has been designed to be sloping and permeable. The objective of the revetment is to stabilize the lake bottom underneath and surrounding the residence foundation and support pilings with rocks and boulders that are large enough so as not to be dislodged with a large storm event. The dynamic portion, made up of smaller and more rounded boulders, is intended to deform under large waves and is intended to reach an equilibrium form matching the wave action of this area. Both the static and dynamic portions will adequately address concerns over backshore stability on the upland and adjacent parcels, as well as littoral impact while softening the scenic impact.

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

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

The proposed revetment will protect the existing residence and residence foundation from further deterioration and subsequent instability, which is ultimately necessary for protecting water quality and overall environmental protection.

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

Approximately two-thirds of the parcel and residence sits within the backshore and thus encroachment into the backshore cannot be avoided.

Required Actions:

Staff recommends that the Hearings Officer:

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

Contact Information:

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

Attachments:

- A. Draft Permit
- B. Proposed Plans
- C. Initial Environmental Checklist

Attachment A

Draft Permit



**DRAFT**  
**Conditional Permit**

PROJECT DESCRIPTION: New Shoreline Revetment APN: 090-231-014

PERMITTEE: Christopher and Kristine White FILE #: ERSP2019-1458

COUNTY/LOCATION: Placer / 99 Chipmunk Street

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on **June 18<sup>th</sup>, 2020**, 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 **June 18<sup>th</sup>, 2023**, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of excavation for the bottom course of rock and placement of geotextile fabric and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit.

**NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:**

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

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

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

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

(PERMIT CONTINUED ON NEXT PAGE)

**APN 090-231-014**  
**FILE NO. ERSP2019-1458**

Project Security (1): Amount \$2,500 Posted \_\_\_\_\_ Type \_\_\_\_\_ Receipt No. \_\_\_\_\_

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

Notes:

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

(2) Consult the TRPA filing fee schedule for the current security administration fee.

Required plans determined to be in conformance with approval: Date: \_\_\_\_\_

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

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

\_\_\_\_\_  
Date

***SPECIAL CONDITIONS***

1. This permit is for the construction of a shoreline revetment surrounding the portion of the single family dwelling foundation and support pilings for the property located at 99 Chipmunk Street in Brockway Vista, Placer County, California. This property is unique in that portions of the residence foundation and supporting elements of the foundation sit lakeward of the High Water Line of 6229.1, and two-thirds of the parcel is located within the backshore. The project will place approximately 109 cubic yards of material on the lake bottom to address the de-stabilization of the lake bottom where the existing residence foundation and support pilings currently sit. The proposed work will occur between lake bottom elevations 6225 and 6229.1, or the high water line, Lake Tahoe Datum. The placement of large and small rocks will dissipate wave action that occurs during large storm events, but will be permeable to avoid impacts to littoral processes and therefore protect the project area from further deterioration. Minimal scenic impact will result from the area of boulders that will extend above elevation 6226 Lake Tahoe Datum.

The approved project also includes repairs to the existing foundation, including the replacement of the concrete pillars with steel posts. The existing concrete stem wall will remain and the exterior of the undermined footings will be removed to be flush with the stem wall. New 24" by 24" concrete pedestals will be installed below existing grade or a deeper and new support posts will be installed at the new grade beam.

2. The Standard Conditions of Approval listed in Attachment S shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
  - A. The site plan (Sheet 3) shall be revised to include:

AGENDA ITEM NO. V.A

- (1) A note stating that no containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.
    - (2) Delineate the limits of barge and/or amphibious vehicle access and any other necessary construction access to the project area. Note that if the barge and/or amphibious vehicle needs to access off-site locations during construction (e.g. neighboring shoreline), property owner authorization and an updated construction methodology description are required.
    - (3) Include a plan notation indicating that there will be no staging activity on the shoreline, and that all access associated with revetment construction activities shall occur from the lake by barge; and that delivery, removal, and staging of all construction equipment and materials shall occur on the barge.
  - B. There is coverage identified on the site plan that has not been previously permitted by TRPA (e.g. decks, concrete patio). Prior to release of the project security (Special Condition 3.F below), you will need to submit and have TRPA complete a coverage verification for the property. Note that future project permits may require removal of illegal coverage or coverage that cannot be permitted.
  - C. The permittee shall submit a projected construction completion schedule to TRPA prior to acknowledgment. Said schedule shall include completion dates for each item of construction.
  - D. The Permittee shall conduct a Tahoe Yellow Cress survey for the subject property. Surveys shall be conducted during the growing season of June 15th through September 30<sup>th</sup> prior to commencement of proposed work. If TYC or TYC habitat are present, the Permittee shall submit a TYC avoidance and protection plan to TRPA prior to acknowledgement of this permit.
  - E. The Permittee shall provide a Spill Prevention Plan for the use of any hazardous materials or equipment (i.e., fuel, epoxy glue, other volatile substances, welding and torch equipment, etc.), for construction activities occurring from a barge and/or amphibious vehicle and within the lake. The Plan shall require absorbent sheets/pads to be retained on the barge at all times. A contact list of all emergency response agencies shall be available at the project site at all times during construction.
  - F. The project security required under Standard Condition A.3 of Attachment S shall be \$10,000. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
  - G. The Permittee shall submit three sets of final construction drawings and site plans electronically to TRPA for acknowledgement.
4. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees

(collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

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

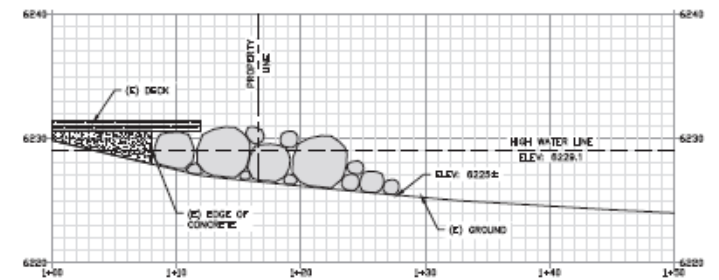
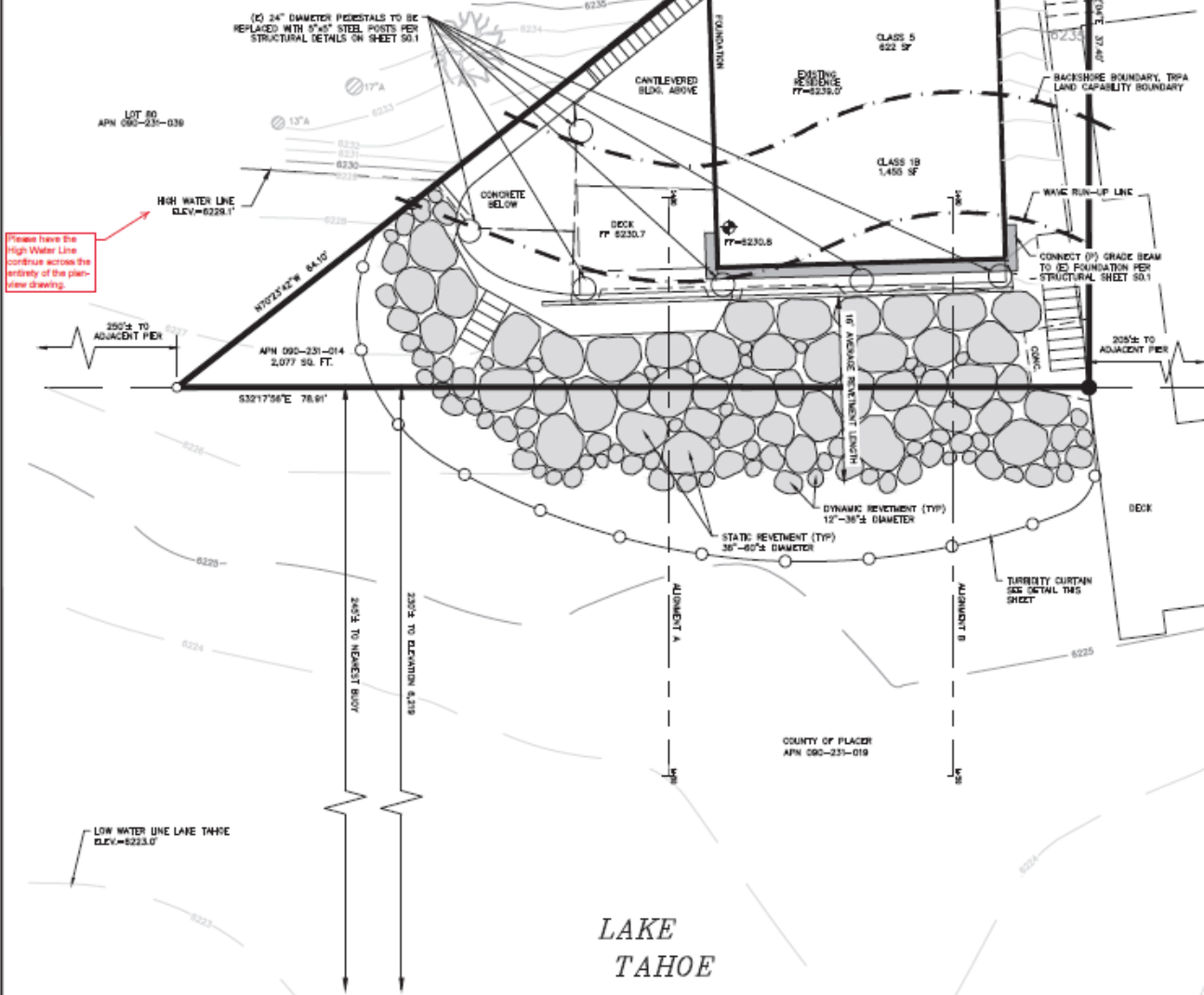
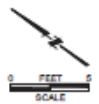
5. It is the permittee's responsibility to receive authorization and/or obtain any necessary permits from other responsible agencies for the proposed project.
6. Any and all temporary soil stockpiles shall be appropriately covered with tarps and contained by temporary erosion control fences and/or coir logs with gravel bags.
7. Any and all removed material shall be hauled away from the site to a legally acceptable, TRPA approved location.
8. Disturbance of lakebed materials shall be the minimum necessary. The removal of rock materials from Lake Tahoe outside of the scope of this permit is prohibited.
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. 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.
11. 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.

**END OF PERMIT**

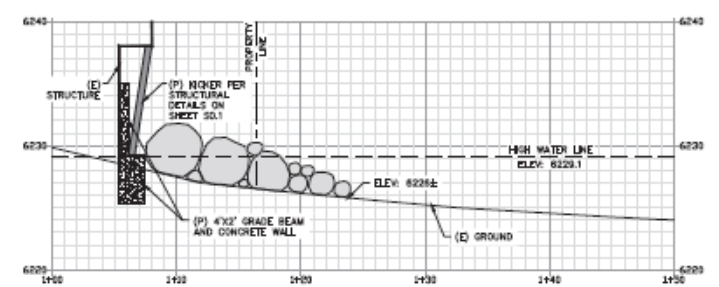
AGENDA ITEM NO. V.A

Attachment B

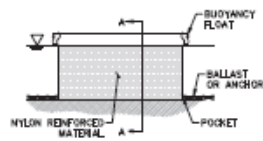
Proposed Plans



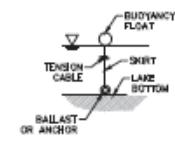
**ALIGNMENT A**  
HORIZONTAL SCALE: 1"=5'  
VERTICAL SCALE: 1"=5'



**ALIGNMENT B**  
HORIZONTAL SCALE: 1"=5'  
VERTICAL SCALE: 1"=5'



**TURBIDITY CURTAIN DETAIL**  
SCALE: 1"=5'



**SECTION A-A**  
SCALE: 1"=5'

PARCEL AREA	2,077 SF
CLASS 5	823 SF @ 25% 156 SF
CLASS 1B	1,455 SF @ 1% 15 SF
TOTAL ALLOWABLE COVERAGE BASED ON LAND CAPABILITY	171 SF
ALLOWABLE COVERAGE PER TIPA FILE #2880013 @ 50%	993 SF

APPROVED COVERAGE PER TIPA FILE #3880013	
RESIDENCE/DRIVEWAY (WITH 3:1 REDUCTION)	940 SF
ORDNWAY AND ENTRY	42 SF
TOTAL	982 SF

EXISTING / PROPOSED COVERAGE	
RESIDENCE (WITH 3:1 REDUCTION)	786 SF
DECK (WITH 3:1 REDUCTION)	183 SF
CONCRETE PATIO	101 SF
ORDNWAY	2 SF
STONE ENTRY	45 SF
TOTAL	1,099 SF

ADJOINING NEIGHBOR'S ENCROACHMENTS	
CONCRETE STEPS	14 SF
DECK	39 SF
BUILDING	2 SF
TOTAL	95 SF

- NOTES:
1. ALL WORK TO BE DONE VIA BARGE/AMPHIBIAN AND ALL MATERIALS TO BE STORED AND STAGED ON THE BARGE/AMPHIBIAN.
  2. NO CUT OR FILL REQUIRED.
  3. APPROXIMATE VISIBLE VOLUME ABOVE ELEVATION 8228 AS VIEWED FROM LAKE: 107 CY



SHOREZONE REVELMENT PLAN AND PROFILE  
99 CHIPMUNK STREET  
PLACER COUNTY, CALIFORNIA

SPK 2019-00833: Enclosure 2

DRAWN BY:	NDM	FIGURE <b>3</b>
CHECKED BY:	JKH	
PROJECT #:	42897.00	
DATE:	OCTOBER 2019	

Attachment C

Initial Environmental Checklist



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

I. Assessor's Parcel Number (APN)/Project Location 090-231-014

Project Name White Shoreline Stabilization Project County/City Placer

**Brief Description of Project:**

Construction of new rock revetment and foundation repair for residence that is cantilevered over Lake Tahoe. (see attached project description for details).



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

**II. ENVIRONMENTAL IMPACTS:**

**1. Land**

Will the proposal result in:

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes                       No  
 No, With Mitigation       Data Insufficient

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

- Yes  No  
 No, With Mitigation  Data Insufficient

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

- Yes  No  
 No, With Mitigation  Data Insufficient

## 2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

- Yes  No  
 No, With Mitigation  Data Insufficient

b. Deterioration of ambient (existing) air quality?

- Yes  No  
 No, With Mitigation  Data Insufficient

c. The creation of objectionable odors?

- Yes  No  
 No, With Mitigation  Data Insufficient

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

- Yes  No  
 No, With Mitigation  Data Insufficient

e. Increased use of diesel fuel?

- Yes                       No
- No, With Mitigation       Data Insufficient

**3. Water Quality**

Will the proposal result in:

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

- Yes                               No
- No, With Mitigation       Data Insufficient

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

- Yes                               No
- No, With Mitigation       Data Insufficient

c. Alterations to the course or flow of 100-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: 1

Number of Proposed Dwelling Units: 1

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

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

**13. Transportation/Circulation**

Will the proposal result in:

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

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

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

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

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

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

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

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

e. Alterations to waterborne, rail or air traffic?

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

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

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> 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?

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

b. Police protection?

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

c. Schools?

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

d. Parks or other recreational facilities?

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

e. Maintenance of public facilities, including roads?

- |  |  |
|--|--|
| <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No     |
| <input type="checkbox"/> No, With Mitigation | <input type="checkbox"/> 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

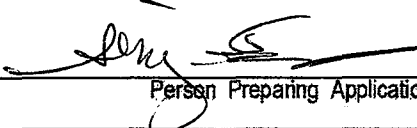
d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?

- 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.)

  
\_\_\_\_\_  
Person Preparing Application

At Placer County

Date: 10/15/19

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

Please refer to attached written response.

**FOR OFFICE USE ONLY**

Date Received: October 17, 2019 By: Tiffany Good

**Determination:**

On the basis of this evaluation:

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

Yes  No

Yes  No

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

Yes  No

Yes  No

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

Yes  No

Yes  No

*Tiffany Good*

Signature of Evaluator

Date: June 11, 2020

Tiffany Good - Principal Planner

Title of Evaluator