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STAFF REPORT

Date: July 15, 2020

To: TRPA Governing Board

From: TRPA Staff

Subject: Allison/Lockwood New Multiple-Parcel Pier; 184 & 200 Rim Drive, Placer County, California; Assessor's Parcel Numbers (APNs) 117-010-015 & -016 & 117-010-013 & -014; TRPA File Number ERSP2020-0045

Summary and Staff Recommendation:
A new multiple-parcel pier is proposed to serve two lakefront properties at 184 and 200 Rim Drive, Tahoe Estates Subdivision, Placer County, California. The proposed multiple-parcel pier will extend 121.2 feet from high water elevation of 6,229.1 and include two 30-foot long catwalks (one on each side of the pier) and one 12,000-pound boatlift on the southwest side of the pier (APN 117-010-015 side). One existing buoy associated with APN 117-010-015 will be retired in exchange for the boatlift. The proposed pier complies with development and location standards for multiple-parcel piers serving two littoral parcels. Staff recommends that the Governing Board make the required findings and approve the proposed project.

Required Motions:
In order to approve the proposed project, the Board must make the following motions, based on the staff report and evidence in the required:

1) A motion to approve the required findings, including a finding of no significant effect; and
2) A motion to approve the proposed project subject to the conditions in the draft permit (see Attachment B).

In order for motions to pass, an affirmative vote of 5-9 (5 California and 9 total) is required.

Shoreline Review Committee Recommendation/Discussion:
TRPA facilitates monthly Shoreline Review Committee (SRC) meetings for agencies with permitting jurisdiction along the shoreline and within Lake Tahoe to coordinate the permitting of projects. The subject project was reviewed at SRC on April 16, 2020, and June 17, 2020. At the meetings, SRC members discussed how the proposed multiple-parcel pier complies with the design standards, scenic, and fish habitat mitigation requirements in the new TRPA Shorezone Ordinances.

Project Description/Background:
The project applicants received a multiple-parcel pier allocation during the 2019 new pier allocation distribution. The new multiple-parcel pier will serve two split lakefront properties located at 184 and 200 Rim Drive, Placer County, California. The two lakefront properties are split by North Lake Tahoe

Boulevard. Existing shorezone development for the project area includes a total of five moorings: Lockwood, 200 Rim Drive, APNs 117-010-013 & -014, three mooring buoys; Allison, 184 Rim Drive, APNs 117-010-015 & -016, two mooring buoys.

The proposed project involves constructing a new pier that would extend 121.2 feet from the high water line elevation of 6,229.1, with two 30-foot long catwalks on each side of the pier and one 12,000 pound boatlift on the southwest side. The pier will be 15 feet wide. One existing buoy associated with APN 117-010-015 will be retired in exchange for the boatlift. The pier will straddle the property line. The pier complies with all development and location standards for a multiple-parcel pier serving two littoral parcels. The two parcels have four APNs for tax purposes. The upland parcels both have existing single-family dwellings. The proposed project is located within the Placer County Tahoe Basin Area Plan, Tahoe Estates Subdistrict, where piers are an allowed use.

Recognition of a Multiple-Parcel Pier:
New multiple-parcel piers are subject to the deed restriction requirement in TRPA Code, Section 84.4.E, which states "An additional multiple-parcel pier shall extinguish future pier development potential through deed restriction on all parcels served by the pier, including adjacent and non-adjacent parcels, with the exception of the littoral parcel on which the additional pier is permitted." As a result of the project, the project area consisting of two parcels (with four APNs) will be deed restricted to the following shorezone development: Lockwood, 200 Rim Drive, APNs 117-010-013 & -014, three mooring buoys; Allison, 184 Rim Drive, APNs 117-010-015 & -016, one buoy and one boat lift; All APNs one multiple-parcel pier.

The Governing Board may find that the pier will be a multiple-parcel pier as it results in both the reduction of shorezone development potential and serves two or more primary residential littoral parcels, subject to deed restriction provisions.

Shoreline Plan:
The TRPA Governing Board adopted a new Shoreline Plan in October 2018, which went into effect in December 2018. New single-parcel and multiple-parcel piers are allowed as a part of the plan. A maximum of 128 piers will be distributed over the life of the plan, and every two years TRPA will distribute allocations for single-parcel and multiple-parcel piers. In 2019, TRPA awarded five allocations for new single-parcel piers and seven allocations for new multiple-parcel piers. The allocations for multiple-parcel piers were awarded based on codified prioritization criteria. The seven applications that ranked highest per the prioritization criteria were awarded allocations and given six months to then submit complete project applications. Staff has analyzed the potential environmental impacts of the proposed pier and determined that it will not adversely affect the environment. An analysis of the impact areas is as follows:

A. Scenic Quality:
   The proposed project is located within Scenic Shoreline Unit 20, Flick Point, and Scenic Roadway Unit 19, Flick Point, which are both in attainment with the TRPA Scenic Threshold. Up to 400 square feet of visible mass (excludes the visible mass of a boat lift, watercraft on a boat lift, and other allowed accessory structures) is allowed for multiple-parcel piers serving two primary residential littoral parcels. The proposed pier has a total visual mass of 242.81 square feet (without the boat lift) and 416.81 square feet (with the boat lift). The project area is located in a Visually Modified scenic character type, requiring mitigation of additional mass associated with a pier at a 1:2 ratio. This means that 834 square feet of visible mass must be mitigated within

the project area. Massing will be mitigated for the proposed new pier by removing an existing buoy (57.5 square feet) and providing additional screening of both residences as viewed from Lake Tahoe. The new pier will be grey Trex or equivalent with flat black steel accessories.

B. Fish Habitat:
This proposed pier site is located in feed and cover fish habitat, with a small portion in marginal habitat (shallow area). The proposed pier will have 20 new pilings for a total of 12.80 square feet of new lake bottom disturbance, to be mitigated at a 1:1 ratio. The proposed fish habitat mitigation consists of the construction of three rock pyramids at 9 square feet each, resulting in 27 square feet of fish habitat mitigation. The pier will be constructed using an open piling methodology, resulting in a pier that is 90 percent open. The pier will not be in a stream mouth protection zone.

C. Mitigation:
As required by Article 10 of the TRPA Rules of Procedures, which requires $60.00 per foot be paid for additional pier length to mitigate the impacts of pier development, the Draft Permit includes a condition requiring the permittee pay a shorezone mitigation fee of $7,272.00 for the construction of 121.2 additional feet of pier length. (Refer to Attachment B – Draft Permit)

D. Deed Restriction:
The shorezone ordinance requires that an additional multiple-parcel pier shall extinguish future pier development potential through deed restriction on all parcels served by the pier, including adjacent and non-adjacent parcels, with the exception of the littoral parcel on which the additional pier is permitted. The four parcels associated with the project area will be deed restricted against future shorezone development and limited to the following: Lockwood, 200 Rim Drive, APNs 117-010-013 & -014, three mooring buoys; Allison, 184 Rim Drive, APNs 117-010-015 & -016, one buoy and one boat lift; All APNs one multiple-parcel pier.

E. Setbacks:
TRPA Code, Section 84.4.3.B, requires that new piers comply with a 40-foot setback from all other piers and be setback 20 feet from the outer-most parcel boundary projection lines associated with the project area. The proposed pier complies with these setback requirements.

F. Pier Length:
TRPA Code, Section 84.4.3.C states “Piers shall extend no farther lakeward than 30 feet lakeward of elevation 6,219 Lake Tahoe Datum or 60 feet lakeward of the pierhead line, whichever is more limiting. Up to an additional 15 feet in length may be permitted for piers serving three or more residential littoral parcels.” The new pier extends 30 feet beyond elevation 6,219 Lake Tahoe Datum, which is the limiting factor for determining pier length at the subject location.

G. Pier Access:
TRPA Code, Section 85.5.4: *Access to Structures or Uses in The Nearshore or Foreshore*, states “Land coverage and land disturbance may be permitted in the backshore to provide access to an approved or legally existing structure or use located in the nearshore or foreshore, provided TRPA finds that the amount of land coverage proposed is the minimum necessary to provide access to the structure or use and the impacts of coverage and disturbance are mitigated in the manner prescribed in subparagraph 85.5.1.E.” Furthermore, TRPA Code, Section 83.8, states “Access to the shoreline shall be restricted to stabilized access ways which minimize the impact

to the backshore" in Shorezone Tolerance District 2. Therefore, the proposed project includes metal stairs in the backshore to provide access to the pier.

Environmental Review:
The applicant completed an Initial Environmental Checklist (IEC) to assess the potential environmental impacts of the project. No significant long-term environmental impacts were identified because the proposed pier complies with the TRPA Code and incorporates required mitigation (fisheries and scenic). Additionally, the properties would be deed restricted limiting the subject properties to one shared pier, which will reduce overall development potential along the shoreline of Lake Tahoe. The IEC is provided as Attachment E.

Public Comment:
Property owners within 300 feet of the subject site were provided notice of the proposed project.

Regional Plan Compliance:
The proposed pier is consistent with the Goals and Policies of the Regional Plan, Shorezone Subelement, in that it complies with design standards and includes mitigation to ensure no negative impacts to the environmental thresholds. Furthermore, the proposed project is for a multiple-parcel pier, which are encouraged by the Regional Plan to reduce overall development potential along the shoreline of Lake Tahoe.

Contact Information:
For questions regarding this agenda item, please contact Brandy McMahon, AICP, Local Government Coordinator, at (775) 589-5274 or bmcmahon@trpa.org.

Attachments:
A. Required Findings/Rationale
B. Draft Permit
C. Conformance Review Checklist
D. Site Plans & Elevations
E. Initial Environmental Checklist
F. V(g) Findings

Attachment A

Required Findings/Rationale

Attachment A

Required Findings/Rationale
Allison/Lockwood New Multiple-Parcel Pier

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

1. Chapter 4 – Required Findings:

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

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

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

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

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

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

2. Chapter 80 – Shorezone Findings:

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

There is no evidence in the project file that indicates the proposed project will adversely impact littoral processes (the pier will be constructed on pilings to allow for the free flow of water), fish habitat (as conditioned), backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas.

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

The proposed multiple-parcel pier will be accessory to the primary upland residential uses located at 184 and 200 Rim Drive, Placer County, California.

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

There are a number of private multiple-parcel and single-parcel piers within the immediate vicinity of the subject site. The proposed pier will not extend beyond the length limitations placed on multiple-parcel piers serving two residential littoral parcels and will therefore be compatible with the surrounding shorezone facilities.

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

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

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

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

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

The new pier will be constructed, and the project area accessed via barge in order to avoid unnecessary disturbance of the shorezone/backshore. All of the pilings will be driven with a vibratory hammer from the barge. Once all of the pilings have been installed, the joists and decking will be constructed from the barge. All steel pilings and accessories will be painted prior to being transported to the project site. All material storage will be on the barge. Any upland access required would be fitted with temporary Best Management Practices (BMPs). The Draft Permit (Attachment B) includes

conditions to ensure construction and access techniques will be used to minimize disturbance to the ground and vegetation, including Tahoe Yellow Cress.

(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 pierhead line was established for the purpose of protecting navigation and safety. The southern corner of the proposed pier will extend beyond the pierhead by approximately 25 feet, but in accordance with the length limitations provided in TRPA code, Section 84.4.3.C. The project was taken to the Shoreline Review Committee on April 16, 2020, and June 18, 2020, which includes agencies with jurisdiction over the lake's navigable waters and no concerns regarding navigation and safety were raised.

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

The project was taken to the Shoreline Review Committee on April 16, 2020, and June 18, 2020, and no negative comments were received. The applicant is required to get approval for the project from the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California State Lands Commission, and Placer County.

(i) Additional Findings for Coverage or Disturbance in the Backshore: The amount of land coverage is the minimum necessary when all Thresholds are taken into consideration to provide access to an approved or an existing structure or use in the nearshore or foreshore.

A new flat black metal stairway is proposed to provide access down the steep slope from the highway to the pier. The stairway and pier will require 23 square feet of Class 1b coverage on the Lockwood site (APNs 117-010-013 & -014) and 50 square feet of Class 1b and 17 square feet of Class 1a coverage on the Allison site (APNs 117-010-015 & -016), for a total of 90 square feet of new coverage (lakeward of the backshore boundary). The permittee proposes to use both base allowable coverage and restoration credits for the project. The amount of land coverage is the minimum necessary when all Thresholds are taken into consideration to provide access to the proposed pier.

3. Chapter 83 Shorezone Tolerance Districts and Development Standards:

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

The proposed project is located in Shorezone Tolerance District 2, where vehicular access to the shoreline is not permitted except where TRPA finds that such access will not cause environmental harm. The pier will be constructed entirely from a barge/ amphibious vehicle on the lake. Access to the project area from the upland is prohibited except for necessary access for construction workers. Construction staging of

equipment and material will not occur anywhere on the shoreline or on the upland portion of the property.

Attachment B

Draft Permit

Attachment B

Draft Conditional Permit

PROJECT DESCRIPTION: New Multiple-Parcel Pier

APNs: 117-010-015 & -016 & 117-010-013 & -014

PERMITTEES: Allison California Holdings, LLC and Margie Lockwood Trust

FILE #: ERSP2020-0045

COUNTY/LOCATION: Placer County/184 & 200 Rim Drive

Having made the findings required by Agency ordinances and rules, the TRPA Governing Board approved the project on July 22, 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 July 22, 2023, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;

(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;

(3) THE PERMITTEE OBTAINS APPROPRIATE COUNTY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND

(4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

_____ _____

TRPA Executive Director/Designee Date

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

listed in this permit.

Signature of Permittee(s)_____ Date_____

Signature of Permittee(s)_____ Date_____

(PERMIT CONTINUED ON NEXT PAGE)

APNs 117-010-015 & -016 & 117-010-013 & -014

FILE NO. ERSP2020-0045

Water Quality Mitigation Fee (1): Amount $42.78 Paid _____Receipt No._____

Water Quality Mitigation Fee (2): Amount $45.00 Paid _____Receipt No._____

Project Security Posted (3): Amount $10,000 Paid _____Receipt No._____

Security Administration Fee (4): Amount $_____ Paid _____ Receipt No._____

Shorezone Mitigation Fee (5): Amount $7,272.00 Paid _____ Receipt No._____

Scenic Monitoring Inspection Fee (6): Amount $_____Paid _____Receipt No._____

Notes:

(1) Amount to be determined. See Special Condition 3.H, below.
(2) Amount to be determined. See Special Condition 3.I, below.
(3) Amount to be determined. See Special Condition 3.J, below.
(4) Consult the TRPA Filing Fee Schedule for the current security administration fee.
(5) See Special Condition 3.K, below.
(6) See Special Condition 3.J, below. Consult the TRPA Filing Fee Schedule for the additional inspection 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 authorizes a new multiple-parcel pier to serve two split lakefront properties at 184 and 200 Rim Drive, Tahoe Estates Subdivision, Placer County, California. The properties are split by North Lake Tahoe Boulevard. The proposed multiple-parcel pier will extend 121.2 feet from high water elevation of 6,229.1 and include two 30-foot long catwalks (one on each side of the pier) and one 12,000-pound boatlift on the southwest side of the pier (APN 117-010-015 side). One existing buoy associated with APN 117-010-015 will be retired in exchange for the boatlift. The pier will be located on the joint property line between APN 117-010-015 and 117-010-014. The project includes metal stairs in the backshore to provide access to the pier. The new pier complies with all development and location standards on the TRPA Code of Ordinances Chapters 80 through 85.

Approval of this project serves as TRPA recognition of the new pier as a multiple-parcel pier. The four parcels associated with the project area will be deed restricted against future shorezone development and limited to the following shorezone development:

Lockwood, 200 Rim Drive, APNs 117-010-013 & -014, three mooring buoys
Allison, 184 Rim Drive, APNs 117-010-015 & -016, one buoy and one boat lift
All APNs: one multiple-parcel pier

The project includes the addition of 23 square feet of Land Capability District (LCD) Class 1b coverage to APN: 117-010-014 (Lockwood Parcel) and 17 square feet of LCD Class 1a and 50 square feet of LCD Class 1b to APN: 117-010-015 (Allison Parcel) for the new pier and access stairs. The new coverage is within the backshore boundary. Base allowable coverage will be used for the new pier and access stairs on APN: 117-010-014 (Lockwood Parcel) and base allowable coverage (17 square feet of LCD Class 1a and 7 square feet of LCD Class 1b) will be used for APN: 117-010-015 (Allison Parcel). As a part of this project, the applicants will also be required to purchase and retire restoration credits from the California Tahoe Conservancy or Nevada Land Bank for 43 square feet of LCD Class 1b coverage to make up the balance of required coverage needed for the access on APN: 117-010-015 (Allison Parcel), in accordance with TRPA Code Section 85.5.4 *Access to Structures or Uses in the Nearshore or Foreshore.*

The proposed pier has a total Visual Mass of 242.81 square feet (without the boat lift) and 416.81 square feet (with the boat lift). The project area is located in a Visually Modified scenic character type, requiring mitigation of additional mass associated with a pier at a 1:2 ratio. This means that 834 square feet of visible mass must be mitigated within the project area. Massing will be mitigated for the proposed new pier by removing an existing buoy (57.5 square feet) and providing additional screening of both residences as viewed from Lake Tahoe. The project includes the addition of 600 square feet of vegetation screening on the Allison property and 253 square feet of vegetation screening on the Lockwood property to meet scenic mitigation requirements. The new pier will be grey Trex or equivalent with flat black steel accessories.

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 T1) for the project area shall be revised to include the following:

      1. Include a plan notation that indicates pile driving operations and other piling installation methods (i.e. pinning, etc.) shall require the installation of caissons for turbidity control upon the discretion of the TRPA inspector upon a pre-grade inspection. A floating fine mesh fabric screen or other material approved by TRPA shall be installed underneath the pier decking to capture any fallen materials during pier demolition and reconstruction. The floating screen and caissons may be removed upon project completion and after a satisfactory inspection by TRPA to ensure that all suspended materials have settled.

      2. A notation that no new buoys are authorized as a part of this pier modification project.

3. Identify the area where fish habitat mitigation will occur. Impacts to feed and cover fish habitat shall be fully mitigated.

B. 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.

C. The permittees shall record a deed restriction to be prepared by TRPA that will create a project area of the subject APNs (117-010-015 & -016 & 117-010-013 & -014) for the purpose of limiting potential future shorezone development, to allow for only one multiple-parcel pier between the subject parcels. The permittee shall record the deed restriction with the Placer County Recorder's Office and provide either the original recorded deed restriction or a certified copy of the recorded deed restriction to TRPA prior to permit acknowledgement.

D. The permittees shall transfer 43 square feet of LCD Class 1b restoration credits to 117-010-015 (Allison Parcel) to provide minimum access to the pier in accordance with TRPA Code Sections, 85.5.4, 85.5.1.E, and 30.5.3; 64.5. Note that all coverage transfers must be in compliance with Chapter 30 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.

E. The permittees shall conduct a Tahoe Yellow Cress (TYC) survey for the subject property. Surveys shall be conducted during the growing season of June 15th through September 30th 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.

G. The permittees 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.

H. A water quality mitigation fee of $42.78 shall be paid to TRPA for APN: 117-010-014 (Lockwood Parcel). This fee is based on the creation of 23 square feet of land coverage at a rate of $1.86/square feet.

I. A water quality mitigation fee of $45.00 shall be paid to TRPA for APN: 117-010-015 (Allison Parcel). This fee is based on the creation of 24 square feet of land coverage at a rate of $1.86/square feet.

J. 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. A non-refundable monitoring review inspection fee is also due at permit acknowledgement.

K. Pursuant to Section 10.8.5.E.4.a.i of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of $7,272.00 for the construction of 121.2 feet of pier length for a new pier (assessed at $60.00 per linear foot).

M. The permittees shall provide an electronic set of final construction drawings and site plans for TRPA Acknowledgement.

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

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

5. It is the Permittee's responsibility to receive authorization, and obtain any necessary permits from other responsible agencies for the proposed project.

6. No pier demolition or construction shall occur between May 1 and October 1 (spawning season) unless prior approval is obtained from the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, or the U.S. Fish and Wildlife Service.

7. Disturbance of lake bed materials shall be the minimum necessary. The removal of rock materials from Lake Tahoe is prohibited. Gravel, cobble, or small boulders shall not be disturbed or removed to leave exposed sandy areas before, during, or after construction.

8. Best practical control technology shall be employed to prevent earthen materials to be re-suspended as a result of construction activities and from being transported to adjacent lake waters.

9. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus

construction waste materials shall be removed from the project and deposited only at approved points of disposal.

10. Any normal construction activity creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

END OF PERMIT

Attachment C

Conformance Review Checklist

Attachment C

Allison-Lockwood Multiple-Parcel Pier Conformance Review Table

Table 1: Pier Conformance Review Under 2018 Shorezone Code

Standard	2018 Shzne Code	Proposed Pier	Conformance
Streams	Outside of Stream Mouth Protection Zone (SMPZ)	Proposed pier is outside of a SMPZ	**In conformance**
Fish Habitat	Mitigation at 1:1 for Feed/Cover fish habitat	Replace fish habitat adjacent to project (12.8 sf of disturbance) & pay mitigation of $7,272.00 for the construction of 121.2 linear feet	**In conformance**
Length	Pierhead may extend 30 feet past 6219’ or 60 feet past pierhead line, whichever is more limiting. An additional 15 feet may be permitted for piers serving three or more primary residential parcels.	Extends 30’ feet past lake bottom elevation 6,219’, which is the limiting factor.	**In conformance**
Setbacks	20’ for new piers from outermost property boundary projection lines, & 40’ from existing piers as measured from the pierhead	Conforms with external projection line setbacks.	**In Conformance**
Width	Maximum 15’ wide excluding catwalks	15’ with two (2) 3’ wide catwalks on either side of the pier and one 12,000 pound boat lift.	**In conformance**
Catwalk	Maximum of 3’ by 30’	3’ x 30’	**In conformance**
Boatlift	One boat lift per littoral parcel (max. 4)	One boatlift	**In conformance**
Pier Height	6,232’ maximum	6,232’	**In conformance**
Free Flowing Water	Piers required to be floating or have an open piling foundation	Open piling foundation (90%)	**In conformance**
Superstructures (Boat House)	Prohibited	NA	**In conformance**

Colors & Materials	Dark colors that blend with background	Grey Trex or equivalent with flat black steel accessories.	**In conformance**
Visual Mass Limitation	400 square feet of visible mass (excludes the visible mass of a boat lift, watercraft on a boat lift, and other allowed accessory structures) is allowed for multiple-parcel piers serving two primary residential littoral parcels.	242.81 square feet of visual mass without the boat lift and 416.81 square feet of visual mass with the boat lift.	**In conformance**
Visual Mass Mitigation	In Visually Modified Character Types mitigation required at a 1:2 ratio	Additional visible mass, including accessory structures, will be mitigated at a 1:2 ratio.	**In conformance**
Retirement of Shorezone Development Potential	An additional multiple-parcel pier shall extinguish future pier development potential through deed restriction on all parcels served by the pier, including adjacent and non-adjacent parcels, with the exception of the littoral parcel on which the additional pier is permitted.	Deed restriction to be recorded prior to permit acknowledgement.	**In conformance**

Attachment D

Site Plans and Elevations

LOCKWOOD/ALLISON MULTI-USE PIER CONSTRUCTION PLANS

PROJECT INFORMATION:

OWNERS: MARGIE LOCKWOOD - *(200 RIM DR.)*
P.O. BOX 1054
CARNELIAN BAY, CA 96140

AUSTIN ALLISON - *(184 RIM DR.)*
18 EAST 4th STREET, UNIT #902
CINCINNATI, OH 45202-3712

PLANNER: KAUFMAN EDWARDS PLANNING & CONSULTING
ATTN: ABIGAIL EDWARDS
P.O. BOX 1253
CARNELIAN BAY, CA 96140
(530) 546-4402

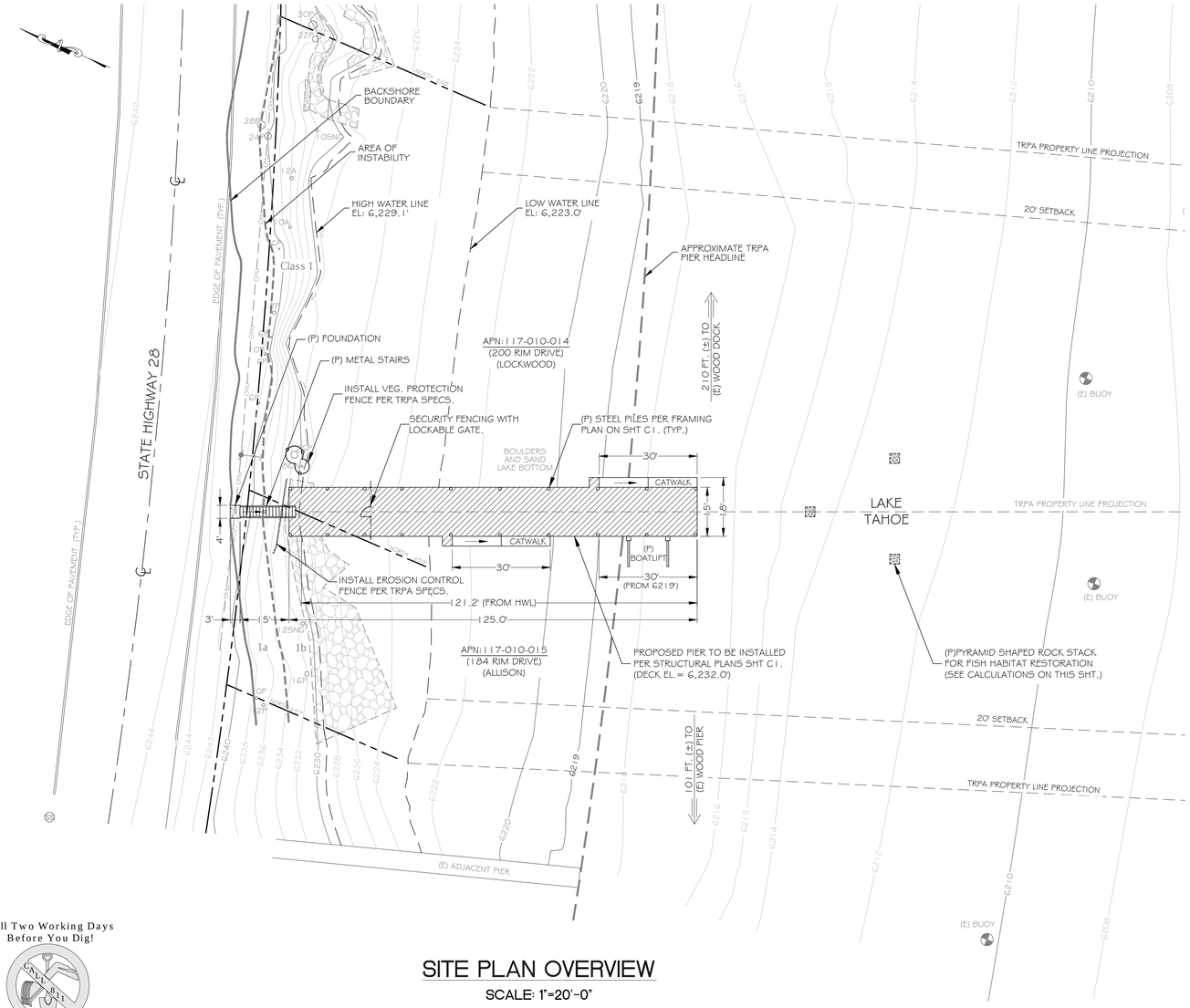
ENGINEER: FERRELL CIVIL ENGINEERING
ATTN: TIM FERRELL
P.O. BOX 361
TAHOE VISTA, CA 96148
(530) 546-2752

PROJECT LOCATION: 184 & 200 RIM DRIVE
CARNELIAN BAY, CA 96140

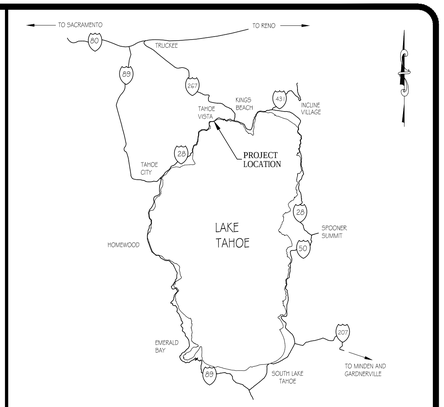
ALLOWED PIER MASSING CALCULATIONS		
PROPOSED PIER DIMENSIONS	**(feet/in.)**	**(feet)**
Pier length (to HWL)	121'-2.4"	121.20
Width of pier head and (2) Catwalks	21'-0"	21.00
Decking height with joists	9"	0.75
Girders depth	8-1/4"	0.70
Pile height (visible at 6.226' lake level)	4'-6.75"	4.56
Pile width	10-3/4"	0.90
PROPOSED PIER VISUAL MASS		**(sq. ft.)**
Decking/framing: 121.2' x 0.75' (side) =		90.90
Decking/framing: 21' x 0.75' (front) =		15.75
Steel piles: 0.9' x 4.56' x 9 piles (side) =		36.94
Steel Piles: 0.9' x 4.56' x 2 piles (front) =		8.21
Steel Girders: 0.08 SF x 12 (side) =		0.96
Steel Girders: 0.5' x 21' (front) =		14.70
(2)-Catwalk/Guardrail/Ramp: ((9.99)+(5.25' x 3' +1.5)) =		54.48
New fender piles: ((0.29' x 6' x 10)+(0.29' x 6' x 2)) =		20.88
Total Proposed Visual Massing:		**242.81**
Total Allowed Visual Massing:		**400.00**

VISIBLE PIER MASSING TO BE MITIGATED	
PROPOSED PIER VISUAL MASS	**(sq. ft.)**
Decking/framing: 121.2' x 0.75' (side) =	90.90
Decking/framing: 21' x 0.75' (front) =	15.75
Steel piles: 0.9' x 4.56' x 9 piles (side) =	36.94
Steel Piles: 0.9' x 4.56' x 2 piles (front) =	8.21
Steel Girders: 0.08 SF x 12 (side) =	0.96
Steel Girders: 0.5' x 21' (front) =	14.70
(2)-Catwalk/Guardrail/Ramp: ((9.99)+(5.25' x 3' +1.5)) =	54.48
New fender piles: ((0.29' x 6' x 10)+(0.29' x 6' x 2)) =	20.88
One New 12,000 lbs Boat Lift (@ 174 SF) =	174.00
Total Visual Massing to be Mitigated:	**416.81**
SQUARE FEET OF MITIGATION REQUIRED	
Visually Modified Scenic Character Type (1:2 scenic mitigation req.) (416.81 x 2) =	
Total Scenic Mitigation Required (sq. ft.):	**834**

FISH HABITAT MITIGATION CALCULATIONS	
AREA OF DISTURBANCE RESULTING FROM INSTALLATION OF 20 NEW PILINGS (0.64 X 20)	12.80 SQ. FT.
TOTAL FISH HABITAT RESTORATION REQUIRED (1:1.5 MITIGATION)	19.20 SQ. FT.
TOTAL PROPOSED FISH HABITAT MITIGATION (THREE ROCK PYRAMID AT 9 SQ.FT./EACH)	27.00 SQ. FT.



SITE PLAN OVERVIEW
SCALE: 1"=20'-0"



AREA MAP N.T.S.

SURVEY/GENERAL NOTES:

1. PIER DESIGN BASED ON SURVEY PROVIDED WEBB LAND SURVEYING, INC. WITH PLOT DATE: 1/24/2006 AND DATA DATE: 11/17/2005. FERRELL CIVIL ENGINEERING WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY.
2. THE PROPERTY LINE INFORMATION SHOWN HEREON IS FROM RECORD DATA AND DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON. WEBB LAND SURVEYING, ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY.
4. CONTRACTOR AND/OR OWNER, TO VERIFY ALL EXISTING EASEMENTS, BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS WHICH MAY AFFECT THIS PROPERTY/PROJECT.
5. NO UTILITIES AND/OR FEATURES HAVE BEEN LOCATED. CONTRACTOR TO BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT PRIOR TO BEGINNING OF WORK, EVEN ON PRIVATE PROPERTY.
6. CONTRACTOR TO HAVE THE APPROVED TRPA PERMIT AND STAMPED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
7. CONTRACTOR SHALL COMPLY WITH THE TRPA SPECIAL AND STANDARD CONDITIONS OF APPROVAL SET FORTH IN THE PERMIT.
8. ALL PROPOSED STEEL PILES TO HAVE A MIN. EMBEDMENT DEPTH OF 8 FEET. IF SITE CONDITIONS DO NOT ALLOW FOR THIS CONTRACTOR SHALL PIN THE PILES TO EXISTING BOULDERS PER ENGINEERS DIRECTION AND DETAIL 4/D1.
9. PIER PILINGS, STRUCTURAL STEEL AND CATWALK SHALL ALL BE A FLAT DARK GRAY, BLACK, OR OTHER DARK COLOR CONSISTENT WITH THE COLOR PHOTOGRAPHS SUBMITTED WITH THE APPLICATION MATERIALS.
10. CAISSONS AND/OR A TURBIDITY CURTAIN WILL BE INSTALLED AT THE DISCRETION OF THE CONTRACTOR, SUBJECT TO THE APPROVAL OF THE TRPA PRE-GRADE FIELD INSPECTOR.

TRPA NOTES:

1. THERE WILL BE NO STORAGE OF CONSTRUCTION MATERIALS IN THE SHOREZONE (INCLUDING THE BACKSHORE), EXCEPT ON EXISTING HARD LAND COVERAGE.
2. STAGING ACTIVITY IS PROHIBITED LAKE-WARD OF THE HIGH WATER LINE EXCEPT BY BARGE. DELIVERY, REMOVAL, AND STAGING OF CONSTRUCTION EQUIPMENT AND MATERIALS SHALL ONLY OCCUR ON THE BARGE UNLESS APPROVED BY TRPA IN THE CONSTRUCTION PLAN.
3. DISTURBANCE (TEMPORARY OR PERMANENT) TO THE LAKE SUBSTRATE IS PROHIBITED FOR CONSTRUCTION ACTIVITIES AND MODIFICATIONS TO THIS PIER EXCEPT FOR BOLTS OR SIMILAR DEVICES NECESSARY TO ANCHOR THE APPROVED STRUCTURAL SUPPORT AND FENDER PILINGS. EXISTING BOULDERS IN LAKE TAHOE SHALL NOT BE REMOVED OR RELOCATED. CONSTRUCTION ACTIVITIES SHALL NOT INCREASE WATER TURBIDITY NOR CAUSE ANY SUSPENSION OF ANY LAKE SEDIMENTS IN THE WATERS OF LAKE TAHOE.

SHEET INDEX:

T1 - TITLE SHEET & SITE PLAN
C1 - PROPOSED PIER PLANS
D1 - STRUCTURAL DETAILS
D2- BUOY EXHIBIT & COVERAGES

Attachment D

REGISTERED PROFESSIONAL ENGINEER — TIMOTHY K. FERRELL — No. C55546 — Exp. 12-31-20 — CIVIL — STATE OF CALIFORNIA

Call Two Working Days Before You Dig!
Dig Safely. Dig Safely.
CALL: 811

DRAWN BY: HBG DESIGN BY: HBG
CHECKED BY: TKF DWG: P:\PIERS\LOCK-ALL\dwg\FCE-PIER

REVISION	DATE	DESCRIPTION	APPROVED	DATE

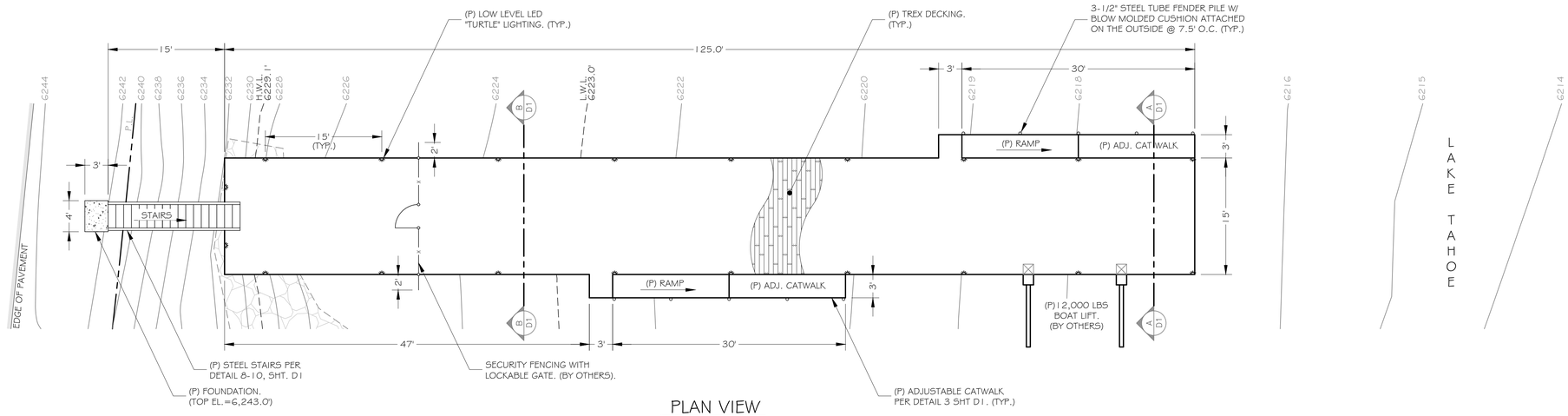
Ferrell Civil Engineering
CA #C 55546 NV #12927
P.O. Box 361, Tahoe Vista, CA 96148
www.ferrellcivilengineering.com
ferrell@ftcivil.com
ph: 530.546.2752
fax: 530.546.4469

184/200 RIM DRIVE
A.P.N.: 117-010-014
117-010-015
TITLE SHEET/SITE PLAN
PLACER COUNTY CALIFORNIA

DATE: APRIL 01, 2020
SCALE: 1"=20'-0"
W.O. NO. LOCKWOOD-ALLISON

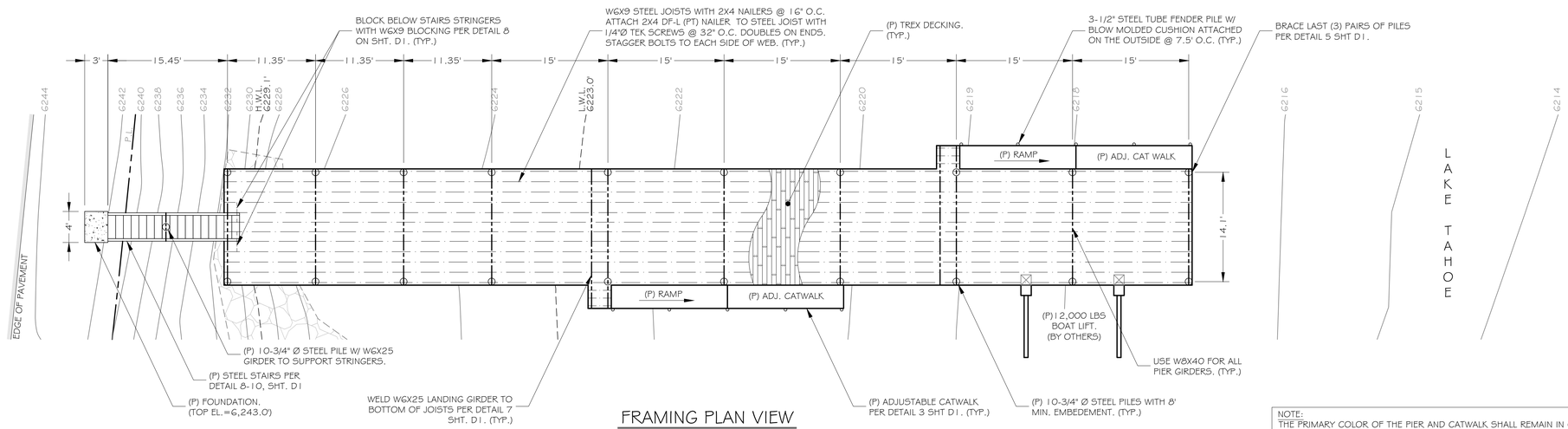
SHEET T1 OF 4

CONSENT CALENDAR ITEM NO. 5



PLAN VIEW

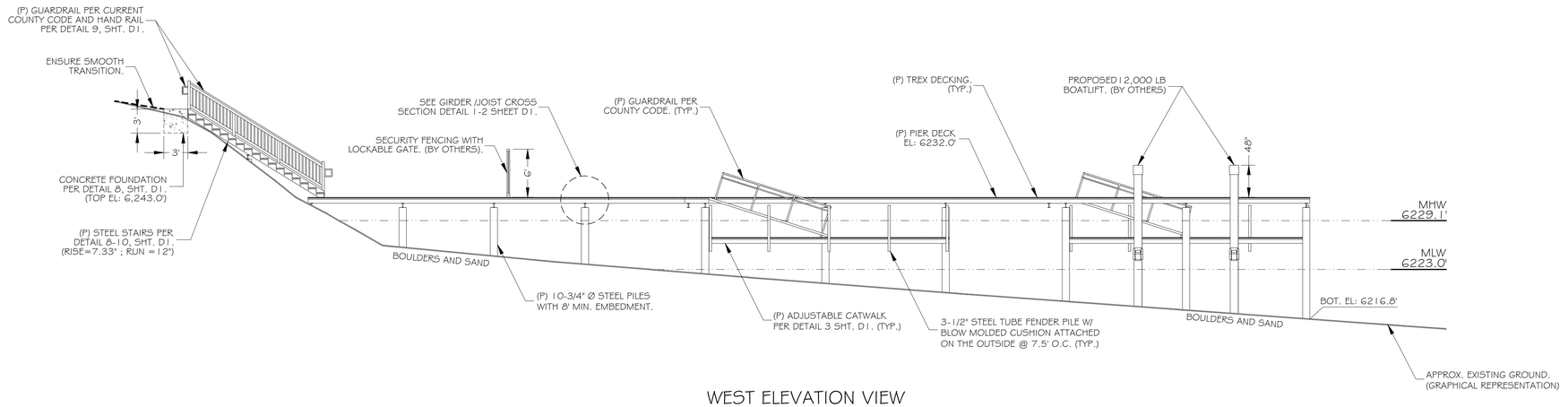
SCALE: 1"=8'-0"



FRAMING PLAN VIEW

SCALE: 1"=8'-0"

NOTE:
THE PRIMARY COLOR OF THE PIER AND CATWALK SHALL REMAIN IN CONFORMANCE W/ THE EARTHTONE & WOODTONE RANGES TO BLEND W/ THE NATURAL SURROUNDINGS. PILINGS WILL BE PAINTED FLAT BLACK OR A COLOR APPROVED BY TRPA.



WEST ELEVATION VIEW

SCALE: 1"=8'-0"

REV.	DATE	DESCRIPTION	APPROVED	DATE

COMP.: FCE DESIGN: HBG
DRWN.: HBG PROJ.ENG.: TKF
WORK ORDER:
SCALE: 1"=5'-0"
HORIZONTAL:
VERTICAL:
CAD:
DATE: APRIL 01, 2020

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P.O. Box 361, Tahoe Vista, CA 96148
ph. 530.546.2752
fax. 530.546.4469
ferrell@ftcivil.com

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY K. FERRELL
No. C55546
Exp. 12-31-20
CIVIL
STATE OF NEVADA

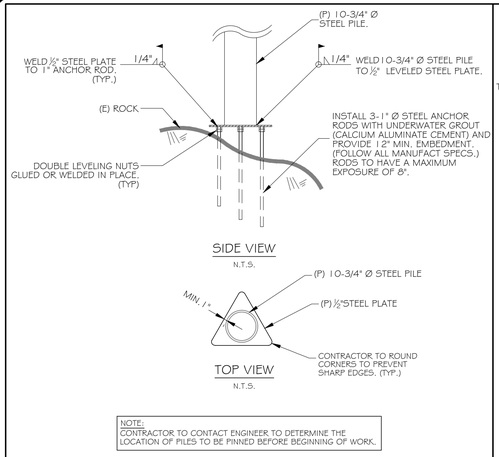
PROPOSED PIER PLANS

LOCKWOOD/ALLISON-PIER PROJECT

184 & 200 RIM DRIVE A.P.N.: 117-010-014/015 CARNELIAN BAY, CA

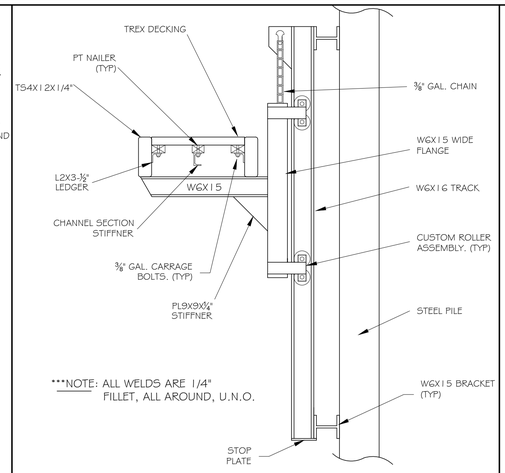
C1

CONSENT CALENDAR ITEM NO. 5



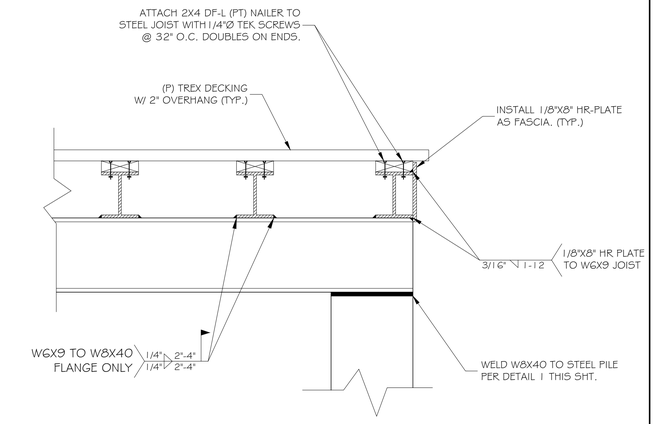
4 PILE PIN CONNECTION DETAIL

N.T.S.



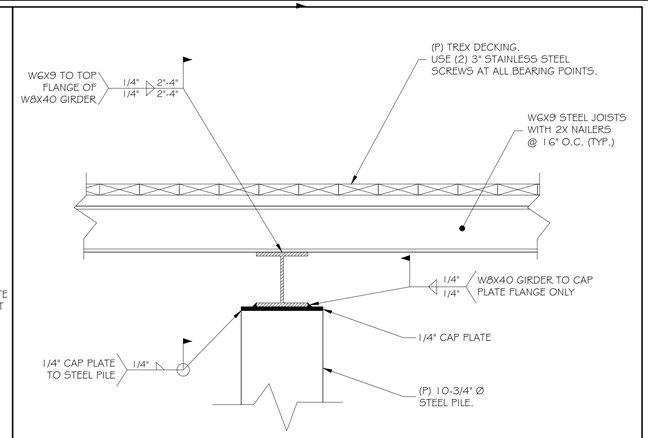
3 ADJUSTABLE CATWALK DETAIL (GENERAL DETAIL)

N.T.S.



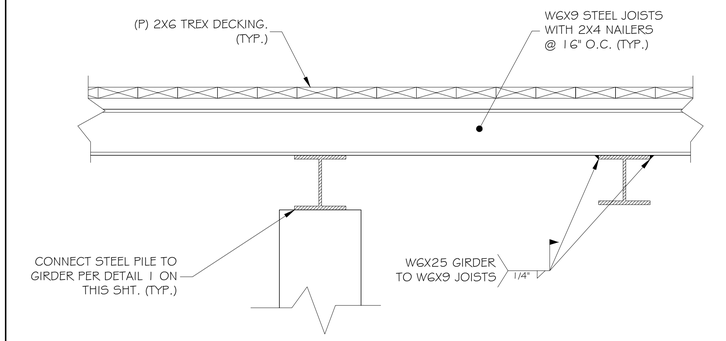
2 CONNECTION DETAIL

N.T.S.



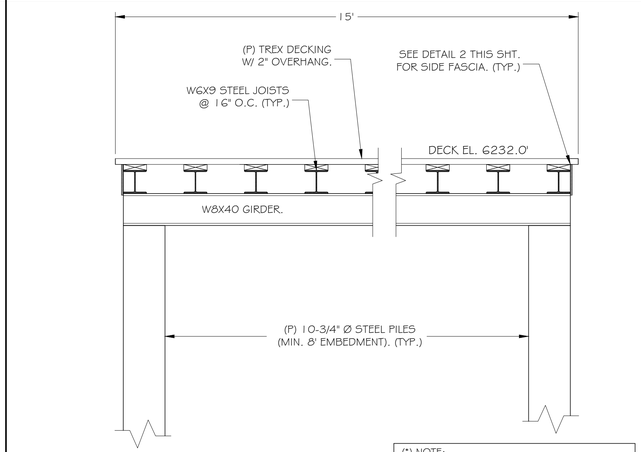
1 GIRDER/JOIST CROSS SECTION

N.T.S.



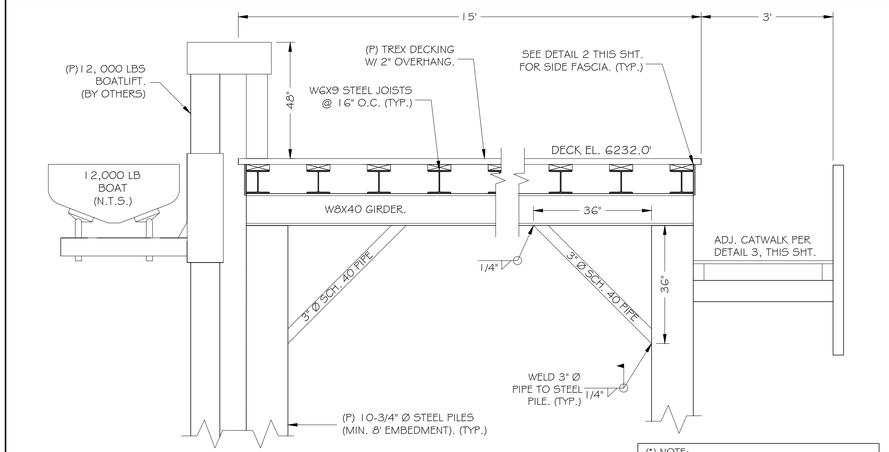
7 GIRDER/CANTELIVERED CONNECTION

N.T.S.



6 SECTION "B–B"

N.T.S.



5 SECTION "A–A"

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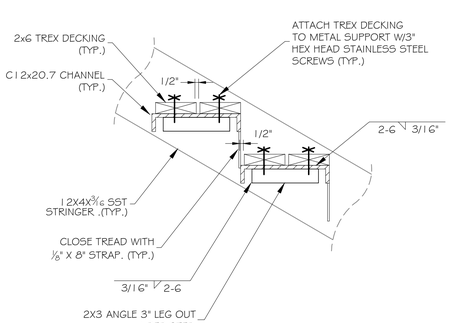
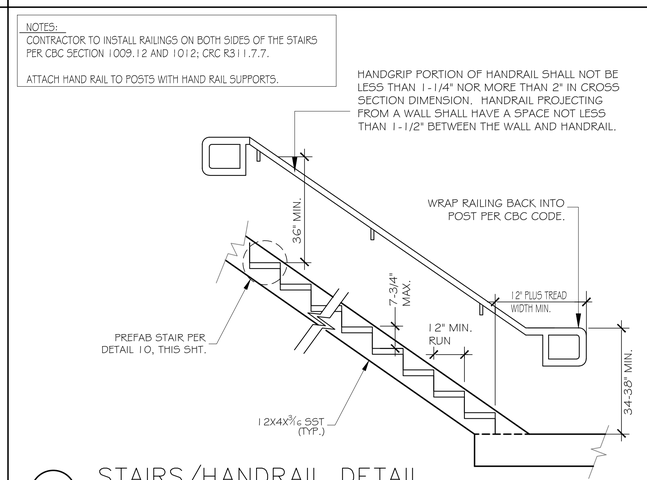


10 STAIR DETAIL

N.T.S.



9 STAIRS/HANDRAIL DETAIL

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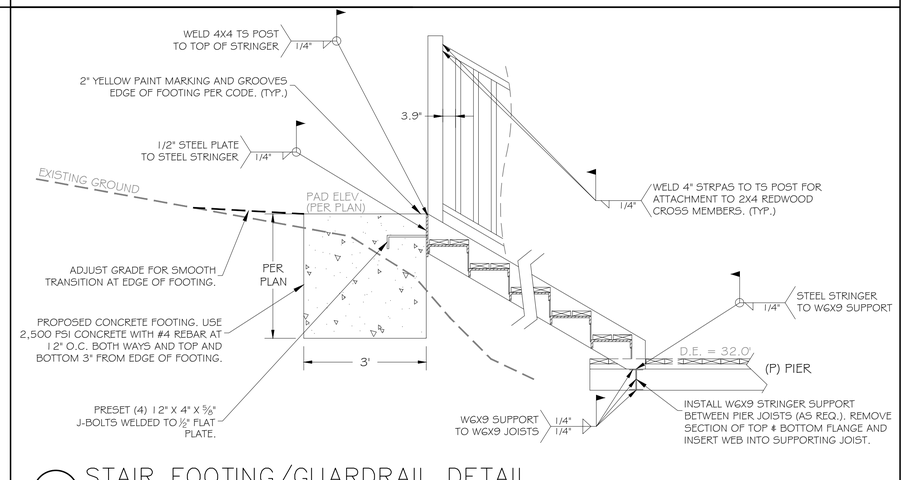

8 STAIR FOOTING/GUARDRAIL DETAIL

N.T.S.

REV.	DATE	DESCRIPTION	APPROVED	DATE

COMP.: FCE
DRWN: HBG
DESIGN: HBG
PRJ.ENG.: TKF
WORK ORDER:
SCALE: N/A
HORIZONTAL:
VERTICAL:
CAD:
DATE: APRIL 01, 2020

Ferrell Civil Engineering
CA #C 55546 NV #12927
P.O. Box 361, Tahoe Vista, CA 96148
ph. 530.546.2752
fax. 530.546.4469
ferrell@ftcivil.com

REGISTERED PROFESSIONAL ENGINEER — TIMOTHY K. FERRELL — No. C55546 Exp. 12-31-20 — CIVIL — STATE OF NEVADA

STRUCTURAL DETAILS
LOCKWOOD/ALLISON–PIER PROJECT

184 & 200 RIM DRIVE — A.P.N.: 117-010-014/015 — CARNELIAN BAY, CA

D1

CONSENT CALENDAR ITEM NO. 5

BUOY EXHIBIT

SCALE: 1"=20'-0"

Lockwood 117-010-013/014 Coverage per TRPA approved MBLA site plan dated 8/02

Parcel Area: 480,221 SF (11.02 acres)
Allowable Coverage
73,766 SF per IPES IPES Score Oct. 1990 and subsequent TRPA approved MBLA dated 11/17/02
Class 1b: (2,284 x 1%) 23 SF
Total Allowable Coverage (1b): 23 SF

Existing Coverage:	Class 6	Class 1b	Total:
Asphalt:	3,505 SF	0	3,505 SF
House/garage:	3,926 SF		3,926 SF
Decks:	413 SF		413 SF
Patios:	3,669 SF		3,669 SF
Road:	2,702 SF		2,702 SF
Total:	14,566 SF	0	14,566 SF

Proposed Coverage:	Class 6	Class 1b	Total:
Asphalt:	3,505 SF	0	3,505 SF
House/garage:	3,926 SF		3,926 SF
Decks:	413 SF		413 SF
Patios:	3,669 SF		3,669 SF
Road:	2,702 SF		2,702 SF
New Pier:		23 SF	23 SF
Total:	14,566 SF	23 SF	14,589 SF

Allison 117-010-015/016 Coverage per Placer County approved site plan dated 6/6/19

Parcel Area: 956,856 SF (21.97 acres)
Allowable Coverage
Class 6: 220,340 x 30% =66,102 SF
Class 5: 64,981 x 25% = 16,245 SF
Class 3: 166,630 x 5% = 8,332 SF
Class 1a: 504,176 x 1% = 4,275 SF
Class 1b: 729 x 1% = 7 SF
Total: 94,961 SF

Existing Coverage:	Class 6	Class 5	Class 3	Class 1a	Class 1b	Total:
Asphalt:	16,048 SF	4,244 SF	0	0	0	20,292
House:	4,960 SF					4,960
Deck:	2,945 SF					2,945
Storage Shed:	972 SF					972
Bocce Court:	720 SF					720
Address Monument:	8 SF					8
Gas Fire Pit:	36 SF					36
Containers:	0	940 SF				940
Total:	25,689	5,184	0	0	0	30,873*

*Placer County permit #TRP17-90179 approved 32,292 SF of coverage but the numbers were added incorrectly. The correct numbers are reflected in this table.

Proposed Coverage:	Class 6	Class 5	Class 3	Class 1a	Class 1b	Total:
Asphalt:	16,048 SF	4,244 SF	0	0	0	20,292
House:	4,960 SF					4,960
Deck:	2,945 SF					2,945
Storage Shed:	972 SF					972
Bocce Court:	720 SF					720
Address Monument:	8 SF					8
Gas Fire Pit:	36 SF					36
Containers:	0	940 SF				940
New Pier:	0				26 SF	26
Pier Access Stairs:	0			17 SF	24 SF	41
Total:	25,689	5,184		17 SF	50 SF	30,940

REV.	DATE	DESCRIPTION	APPROVED	DATE

COMP.: FCE DESIGN: HBG
DRWN: HBG PRJ.ENG.: TKF
WORK ORDER:
SCALE: 1"=5'-0"
HORIZONTAL:
VERTICAL:
CAD:
DATE: JUNE 25, 2020

Ferrell Civil Engineering
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P.O. Box 361, Tahoe Vista, CA 96148
ph. 530.546.2752
fax. 530.546.4469
ferrell@ftcivil.com

PROFESSIONAL ENGINEER TIMOTHY K. FERRELL No. C55546 Exp. 12-31-20 CIVIL STATE OF CALIFORNIA

BUOY EXHIBIT & COVERAGES
LOCKWOOD/ALLISON-PIER PROJECT

184 & 200 RIM DRIVE A.P.N.: 117-010-014/015 CARNELIAN BAY, CA

D2

CONSENT CALENDAR ITEM NO. 5

Attachment E

Initial Environmental Checklist

TAHOE REGIONAL PLANNING AGENCY

OFFICE
128 Market St.
Stateline, NV

Phone:(775) 588-4547
Fax: (775) 588-4527

MAIL
PO Box 5310
Stateline, NV 89449-5310

www.trpa.org
trpa@trpa.org

HOURS
Mon., Wed, Thurs, Fri
9 am-12 pm/1 pm-4 pm
Closed Tuesday

New Applications Until 3:00 pm

INITIAL ENVIRONMENTAL CHECKLIST FOR DETERMINATION OF ENVIRONMENTAL IMPACT

I. Assessor's Parcel Number (APN)/Project Location 117-010-013-016

Project Name Allison-Lockwood New Multi Use Pier **County/City** Placer

Brief Description of Project:

New multiple use pier shared by two littoral parcels. Please refer to enclosed project descrition 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 trees30 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: 2

Number of Proposed Dwelling Units: 2

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

13. Transportation/Circulation

Will the proposal result in:

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

e. Alterations to waterborne, rail or air traffic?

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

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

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

14. Public Services

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

a. Fire protection?

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

b. Police protection?

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

c. Schools?

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

d. Parks or other recreational facilities?

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

e. Maintenance of public facilities, including roads?

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

f. Other governmental services?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

15. Energy

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

16. Utilities

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

a. Power or natural gas?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

b. Communication systems?

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

e. Storm water drainage?

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

f. Solid waste and disposal?

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

17. Human Health

Will the proposal result in:

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

b. Exposure of people to potential health hazards?

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

18. Scenic Resources/Community Design

Will the proposal:

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

	☒ Yes	☐ No	
	☐ No, With Mitigation	☐ Data Insufficient	

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

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

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

	☒ Yes	☐ No	
	☐ No, With Mitigation	☐ Data Insufficient	

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

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

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

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

19. Recreation

Does the proposal:

a. Create additional demand for recreation facilities?

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

b. Create additional recreation capacity?

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

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

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

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

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

20. Archaeological/Historical

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

	☐ Yes	☒ No	
	☐ No, With Mitigation	☐ Data Insufficient	

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

21. Findings of Significance.

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

☐ Yes ☒ No
☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

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

☐ Yes ☒ No

☐ No, With Mitigation ☐ Data Insufficient

DECLARATION:

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

Signature: **(Original signature required.)**

Person Preparing Application At Placer County Date: 12/17/19

Applicant Written Comments: (Attach additional sheets if necessary)

Please refer to attached IEC response.

FOR OFFICE USE ONLY

Date Received: _____ By: _____

Determination:

On the basis of this evaluation:

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

☐ Yes ☐ No

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

☐ Yes ☐ No

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

☐ Yes ☐ No

_____ Date: _____

Signature of Evaluator

Title of Evaluator

Response to IEC
New, Two Parcel Multiple Use Pier
PROJECT DESCRIPTION
184 & 200 Rim Drive, Tahoe Vista
Placer County APNs 117-010-015/016 & 117-010-013/014

1c. Cassions and/or sleeves will be installed if there is any turbidity created during the installation of the new pilings for the pier modification to prevent any discharge of sediment to Lake Tahoe.

1e & 1f. All areas disturbed by construction will be revegetated in accordance to the TRPA Guide to Best Management Practices. The proposed construction access and material storage will be by amphibian/barge to minimize the disturbance on site. All properties have received their BMP certificates to prevent sediment from entering Lake Tahoe and temporary BMPs will be in place during construction and will remain in place until all areas are stabilized.

2a & 2c. All construction vehicles will be in good working order as to not have any impacts on air quality during construction.

3a. The proposed pier will be open piled to prevent the disturbance to littoral processes. The pier will be double piled.

3b. All permanent BMPs have been installed on site that are sized to capture and treat the 20 year, 1-hour storm event. Any areas disturbed by construction will be revegetated in accordance with the TRPA Guide to Best Management Practices.

3e. All permanent BMPs have been installed on site that are sized to capture and treat the 20 year, 1-hour storm event. Any areas disturbed by construction will be revegetated in accordance with the TRPA Guide to Best Management Practices.
Cassions and/or sleeves will be installed if there is any turbidity created during the installation of the new pilings for the pier modification to prevent any discharge of sediment to Lake Tahoe.

5d. The proposed pier will be open piled to prevent the disturbance to minimize disturbance to the lake bottom. (the property is located in feed and cover habitat). The pier will be single piled with double pilings at the proposed pier head.

7a – 7c. Lighting is proposed on the new pier. The lights proposed on the new pier will be

low-level turtle-type lights to prevent any light from being cast off into the surrounding area.

7d. The new pier will be grey Trex or similar with flat black pilings and accessories.

18a. The new pier will be visible from Lake Tahoe. The proposed pier will be open piled and constructed in earth toned colors to match the existing backdrop to minimize the scenic impact as viewed from Lake Tahoe. In addition, scenic mitigation measures (painting, retiring potential visible area, etc.) will be installed and existing buoys removed to mitigate the scenic impact of the new pier.

18c. The new pier will be visible from Highway 28. The new pier will be constructed of earth tone colors to blend in with the environment. The lighting will be low level turtle-type lighting to prevent light from casting onto surrounding areas. Massing for the new pier will be mitigated by screening the existing residences.

Attachment F

V(g) Findings

PROJECT REVIEW CONFORMANCE CHECKLIST & V (g) FINDINGS

(RESIDENTIAL)

Project Name: Allison/Lockwood New Multiple-Use Pier

Project Type: New Multiple-Use Pier

APN / Project Number: 117-010-015 & -016 & 117-010-013 & -014/ERSP2020-0045

Project Review Planner: Brandy McMahon Date of Review: 6/15/2020

NOTE: if the answer to question b. on any of the following questions is *no*, please provide a written justification on a separate sheet for making the findings required in subsections 4.4.1 and 4.4.2 of the code. If the answer to question b. is yes or if no answer is required, this checklist shall serve as justifications for making said findings. Any positive impacts of the project on the thresholds that have not been addressed in these questions should also be noted.

CATEGORY: AIR QUALITY

THRESHOLD: CARBON MONOXIDE (CO) INDICATOR: (CO) 8-hr. avg. Stateline CA station

1.	a.	Does the project generate new vehicle trips?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 65.2.4.B.1?	Y ☐ N ☐
2.	a.	Does the project create new points of vehicular access?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 34.3.2?	Y ☐ N ☐
3.	a.	Does the project include combustion appliances?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 65.1.4?	Y ☐ N ☐
4.	a.	Does the project include a new stationary source of CO?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 65.1.6?	Y ☐ N ☐

THRESHOLD: OZONE INDICATOR: Ozone, 1-hr. avg. Lk. Tahoe Blvd station

1.	a.	Does the project increase regional VMT?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 65.2.4?	Y ☐ N ☐
2.	a.	Does the project include new gas/oil space/water heaters?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 65.1.4?	Y ☐ N ☐
3.	a.	Does the project include a new stationary source of NO^2?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 65.1.6?	Y ☐ N ☐

THRESHOLD: PARTICULATE MATTER INDICATOR: Part. Matter, 24-hr. avg. Lk. Tahoe Blvd station

1.	a.	Does the project increase airborne dust emissions?	Y ☒ N ☐
	b.	If yes, is the project consistent with Subsection 60.4.3?	Y ☒ N ☐
2.	a.	Does the project include a new stationary source of particulate matter?	Y ☐ N ☒
	b.	If yes, is the project consistent with Subsection 65.1.6?	Y ☐ N ☐

3. a. Refer to question 1, Ozone, above.

THRESHOLD: VISIBILITY — INDICATOR: miles of visibility, veg and subregional path

1. a. Refer to questions 1-3, Particulate Matter, above.

THRESHOLD: TRAFFIC VOLUME — INDICATOR: traffic volume, US 50 at Park Ave.
US 50 CORRIDOR, WINTER, 4pm-12am — Jan.-Mar. avg., 4pm-12am

1. a. Refer to question 1, CO, above.

THRESHOLD: NO^2 EMISSIONS — INDICATOR: VMT

1. a. Refer to questions 1-2, VMT, below.

THRESHOLD: WOOD SMOKE — INDICATOR: number of wood heaters

1. a. Does the project include any new wood heaters? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 65.1.4.B? Y ☐ N ☐

THRESHOLD: VMT — INDICATOR: changes in number of trips and avg. trip length

1. a. Does the project increase average trip length? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 65.2.4.B? Y ☐ N ☐

2. a. refer to question 1, CO, above.

CATEGORY: WATER QUALITY

THRESHOLD: TURBIDITY — INDICATOR: turbidity of indicator stations

1. a. Does the project increase impervious coverage or create permanent soil disturbance? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 60.2.3? Y ☒ N ☐

2. a. Does the project create temporary soil disturbance? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 60.4.3? Y ☒ N ☐

3. a. Does the project require the use of fertilizer? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 60.1.8? Y ☐ N ☐

4. a. Does the project include domestic wastewater discharge to the surface or groundwater? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 60.1.3.B? Y ☐ N ☐

5. a. Does the project disturb or encroach on an existing SEZ? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 30.5? Y ☒ N ☐

THRESHOLD: CLARITY, WINTER (IN LAKE)
INDICATOR: secch depth, Dec.-Mar. avg. TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: PHYTOPLANKTON PRIMARY PRODUCTIVITY (IN LAKE)
INDICATOR: phyto, primary productivity, ann. Avg., TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: DIN LOAD, SURFACE RUNOFF
INDICATOR: DIN x discharge, tributary network annual total 1

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN LOAD, GROUNDWATER
INDICATOR: DIN x discharge, grndwtr. Network, annual total

1. a. Refer to questions 2 & 3, turbidity, above.

THRESHOLD: DIN LOAD, ATMOSPHERIC
INDICATOR: NO3 + HNO, annual avg. Lake Tahoe Blvd station

1. a. Refer to question 4, turbidity, above.

THRESHOLD: NUTRIENT LOADS, GENERAL INDICATOR: sol. P x discharge sol. Fe x

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: TOTAL N, P, Fe, (trib.) CA ONLY INDICATOR: single reading, tributary network

1. a. Refer to questions 1, 2, 3, and 5, turbidity, above.

THRESHOLD: DIN; SOL, P, Fe, SS (trib.) NV ONLY INDICATOR: single reading tributary network

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN, SOL, P, Fe, SS, GREASE/OIL DISCHARGED TO SURFACE WATER FROM RUNOFF INDICATOR: single reading runoff sites

1. a. Does the project route impervious surface runoff directly into Lake Tahoe or a major tributary? Y ☐ N ☒
   b. If yes, is the discharge structure consistent with BMP handbook? Y ☐ N ☐

2. a. Does the project create large impervious areas (e.g. parking lots) which may serve as a source of airborne pollutants, grease or oil? Y ☐ N ☒
   b. If yes, is the project consistent with Subsections 60.4.3, 60.4.6 and 60.4.9? Y ☐ N ☐

THRESHOLD: TOTAL N, TOTAL P, TOTAL Fe TURBIDITY, GREASE/OIL DISCHARGE TO GRDWTR FROM RUNOFF INDICATOR: single reading runoff site

1. a. Does the project include infiltration devices to infiltrate impervious surface runoff directly underground? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 60.4.6? Y ☒ N ☐

CATEGORY: SOIL CONSERVATION

THESHOLD: IMPERVIOUS COVERAGE — INDICATOR: area or coverage

1. a. Does the project include new or relocated coverage? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 30.4, 30.5 and 30.6? Y ☒ N ☐

THRESHOLD: NATURALLY-FUNCTIONING SEZ — INDICATOR: area of SEZ

1. a. Does the project disturb or encroach on a naturally-functioning SEZ? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 30.5? Y ☒ N ☐

CATEGORY: VEGETATION

THRESHOLD: PLANT & STRUCTURAL DIVERSITY — INDICATOR: plant & structural diversity

1. a. Does the project create a change in diversity? Y ☐ N ☒
   b. If yes, does the project include vegetation management techniques to increase diversity (reveg., thinning)? Y ☐ N ☐

THRESHOLD: MEADOW & RIPARIAN VEGETATION — INDICATOR: area of meadow & riparian veg.

1. a. Refer to question 5, turbidity, above.

THRESHOLD: DECIDUOUS RIPARIAN VEGETATION — INDICATOR: area of riparian vegetation

1. a. Refer to question 5, turbidity, above.

THRESHOLD: SHRUB ASSOCIATION — INDICATOR: area of shrub association

1. a. Does the project create an increase in the areal extent of the shrub association? Y ☐ N ☒
   b. If yes, has the additional area been calculated, and a determination been made that the total area is less than or equal to 25%? Y ☐ N ☐

THRESHOLD: YELLOW PINE ASSOCIATION (not mature) — INDICATOR: area of yellow pine assoc.

1. a. Does the project create a change in the areal extent of the immature yellow pine association? Y ☐ N ☒
   b. If yes, has the additional area been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y ☐ N ☐

THRESHOLD: RED FIR ASSOCIATION — INDICATOR: area of red fir assoc.

1. a. Does the project create a change in the areal extent of the immature red fir association? Y ☐ N ☒
   b. If yes, has the additional are been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y ☐ N ☐

THRESHOLD: FOREST OPENINGS — INDICATOR: size and location of forest openings

1. a. Does the project create new forest openings? Y ☐ N ☒
   b. If yes, is the new opening less than 8 acres? Y ☐ N ☐

2. a. Does the project create new forest openings adjacent to other openings? Y ☐ N ☒
   b. If yes, are the resultant adjacent openings not of the same relative age class or successional stage? Y ☐ N ☐

THRESHOLD: UNCOMMON PLANT COMMUNITITES — INDICATOR: habitat sites

1. a. Will the project impact the habitats for the deepwater sphagnum bog, Osgood Swamp, or the Freel Peak Cushing Plant Community? Y ☐ N ☒
   b. If yes, have modifications been included in the project to protect these plant communities? Y ☐ N ☐

THRESHOLD: SENSITIVE VEGETATION — INDICATOR: number of habitat sites

1. a. Will the project impact the habitats of the Carex paucifructus, the Lewis pyomaea longipetala, the Draba asterophora v., or the Rorippa subumbellata? Y ☒ N ☐
   b. If yes, have modifications been included in the project to protect these plant communities? Y ☒ N ☐

CATEGORY: WILDLIFE

THRESHOLD: SPECIAL INTEREST SPECIES — INDICATOR: number of habitat sites

1. a. Will the project result in the loss, modification or increased disturbance of habitat site for goshawk, osprey, bald eagle, (winter and nesting), golden eagle, peregrine falcon, waterfowl, or deer, as mapped on official TRPA maps? Y ☐ N ☒
   b. If yes, have modifications been included in the project to protect these habitat sites? Y ☐ N ☐

CATEGORY: FISHERIES

THRESHOLD: EXCELLENT STREAM HABITAT — INDICATOR: sites of excellent stream habitat

1. a. Does the project include stream channelization, stream dredging, removal of rock or gravel from a stream , culverts, bridges, or water diversions affecting a stream identified as fish habitat? Y ☐ N ☒
   b. If yes, have modifications been included in the project to offset impacts on stream habitat and contribute to the upgrading of stream habitat? Y ☐ N ☐

2. a. Will the project result in siltation, urban runoff, snow disposal, or litter that may affect water quality in a stream identified as fish habitat? Y ☐ N ☒
   b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y ☐ N ☐

THRESHOLD: GOOD STREAM HABITAT — INDICATOR: miles of good stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: MARGIANL STREAM HABITAT — INDICATOR: miles of marginal stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: INSTREAM FLOWS — INDICATOR: increase flows

1.	a.	Does the project include new water diversions?	Y ☐	N ☒
	b.	If yes, is there evidence in the record to indicate that flows will remain within adopted TRPA standards or, in the absence of adopted standards, that flows will not be diminished?	Y ☐	N ☐
2.	a.	Does the project include new coverage or disturbance that could contribute to uncontrolled runoff reaching a stream identified as fish habitat?	Y ☐	N ☒
	b.	If yes, is the project consistent with Subsections 60.4.3 and 60.4.6?	Y ☐	N ☐
3.	a.	Refer to question 5, turbidity, above.		

THRESHOLD: LAKE HABITAT — INDICATOR: area of excellent habitat

1.	a.	Does the project include development in the shorezone, removal of rock or gravel from the lake, or removal of vegetation in the shorezone?	Y ☒	N ☐
	b.	If yes, is the project consistent with Chapters 80-86?	Y ☒	N ☐
2.	a.	Does the project increase the potential for siltation, runoff, or erosion entering Lake Tahoe?	Y ☒	N ☐
	b.	If yes, is the project consistent with Subsections 60.4.3 and 60.4.6?	Y ☒	N ☐

CATEGORY: NOISE

THRESHOLD: COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) — INDICATOR: dBA, CNEL

1.	a.	Does the project involve the creation of a new or relocated land use?	Y ☐	N ☒
	b.	If yes, is the project consistent with the applicable plan area statement?	Y ☐	N ☐
2.	a.	Is the project located within a transportation corridor as mapped on TRPA maps?	Y ☐	N ☒
	b.	If yes, does the project include components to reduce the transmission of noise from the corridor, in accordance with the TRPA Design Review Guidelines?	Y ☐	N ☐

CATEGORY: SCENIC RESOURCES

THRESHOLD: ROADWAY AND SHORELINE RATINGS — INDICATOR: ratings

1.	a.	Is the project located within, or visible from, a roadway or shoreline unit targeted for scenic upgrading?	Y ☐	N ☒
	b.	If yes, is the project consistent with the TRPA Scenic Quality Implementation Program (SQUIP)?	Y ☐	N ☐
2.	a.	Is the project located within, or visible from, a roadway or shoreline unit not targeted for scenic upgrading?	Y ☒	N ☐
	b.	If yes, is there evidence in the record that the project will not cause a significant decrease in scenic quality, and is the project consistent with the TRPA Design Review Guidelines?	Y ☒	N ☐

CATEGORY: RECREATION

THRESHOLD: PRESERVE AND ENHANCE THE HIGH QUALITY RECREATION EXPERIENCE

INDICATOR: dispersed rec. capacity

1. a. Is the project located in a conservation or recreation plan area? Y ☐ N ☒
   b. If yes, is the project consistent with the applicable plan area statement? Y ☐ N ☐

CATEGORY: CODE/RULES OF PROCEDURE REQUIREMENTS

1. Does the project require Governing Board Review (Chapter 2)? Y ☒ N ☐

5. Does the project require notice to adjacent property owners (Art. XII Rules of Procedure)? Y ☒ N ☐

6. Is the project consistent with the following:

Chapter 2	(Project Review)	N/A	☐	Y ☒ N ☐
Chapter 6	(Tracking-Data Sheets/Log Book)	N/A	☐	Y ☒ N ☐
Chapter 21	(Permissible Uses)	N/A	☐	Y ☒ N ☐
Chapter 22	(Temporary Uses)	N/A	☒	Y ☐ N ☐
Chapter 30	(Coverage)	N/A	☐	Y ☒ N ☐
Chapter 31	(Density)	N/A	☒	Y ☐ N ☐
Chapter 32	(Basic Service)	N/A	☒	Y ☐ N ☐
Chapter 33.3	(Grading)	N/A	☐	Y ☒ N ☐
Chapter 33.4	(Special Reports)	N/A	☐	Y ☒ N ☐
Chapter 33.5	(Construction Schedule)	N/A	☐	Y ☒ N ☐
Chapter 33.6	(Vegetation Protection)	N/A	☐	Y ☒ N ☐
Chapter 34	(Driveways)	N/A	☒	Y ☐ N ☐
Chapter 34	(Parking)	N/A	☒	Y ☐ N ☐
Chapter 35	(Natural Hazards-Floodplain)	N/A	☐	Y ☒ N ☐
Chapter 36	(Design Standards)	N/A	☐	Y ☒ N ☐
Chapter 37	(Height)	N/A	☒	Y ☐ N ☐
Chapter 38	(Signs)	N/A	☒	Y ☐ N ☐
Chapter 50	(Allocations)	N/A	☒	Y ☐ N ☐
Chapter 51	(Transfers)	N/A	☒	Y ☐ N ☐
Chapter 52	(Bonus Units-MFD only)	N/A	☒	Y ☐ N ☐
Chapter 53	(IPES)	N/A	☐	Y ☒ N ☐
Chapter 60	(BMP's)	N/A	☐	Y ☒ N ☐
Chapter 60.1	(Water Quality)	N/A	☐	Y ☒ N ☐
Chapter 60.2	(Water Quality Mitigation)	N/A	☐	Y ☒ N ☐
Chapter 61.1	(Tree Removal)	N/A	☒	Y ☐ N ☐
Chapter 61.3.6	(Sensitive Plants/Fire Hazard)	N/A	☐	Y ☒ N ☐
Chapter 61.4	(Revegetation)	N/A	☐	Y ☒ N ☐
Chapter 62	(Wildlife)	N/A	☐	Y ☒ N ☐
Chapter 63	(Fish)	N/A	☐	Y ☒ N ☐
Chapter 65.1	(Air Quality)	N/A	☐	Y ☒ N ☐
Chapter 65.2	(Traffic/Air Quality Mitigation)	N/A	☒	Y ☐ N ☐
Chapter 67	(Historic Resource)	N/A	☒	Y ☐ N ☐