



**Clean Water Act Section 401 Water Quality Certification Application**

Please refer to the “Clean Water Act Section 401 Water Quality Certification Application Guidance” document for assistance with completing this application.

<b>A. Pre-Filing Meeting</b>	
Please provide the date that a pre-filing meeting was requested from Nevada Division of Environmental Protection (NDEP) Bureau of Water Quality Planning (BWQP).	3/28/2024
<i>Note: If a pre-filing meeting has not been requested, please schedule a pre-filing meeting with NDEP BWQP.</i>	

<b>B. Contact Information</b>			
Project Proponent Information			
Company Name: Miller Family Trust		Address: 105 King St.	
Applicant Name: John Miller		City: Larkspur	
Phone: 415-717-7039	Fax:	State: CA	
Email: jaskaross@comcast.net		Zip Code: 94939	
Agent Information			
Company Name: Tahoe Land Planning, LLC		Address: PO Box 1253	
Agent Name: Abigail Edwards		City: Carnelian Bay	
Phone: 530-546-4402	Fax:	State: CA	
Email: abby@tahoelandplanning.com		Zip Code: 96140	

<b>C. Project General Information</b>			
Project Location			
Project/Site Name: Miller Family Trust Pier Rebuild		Name of receiving waterbody: Lake Tahoe	
Address: 1705 St. Route 28		Type of waterbody present at project location ( <i>select all that apply</i> ): <input type="checkbox"/> Perennial River or Stream <input type="checkbox"/> Intermittent River or Stream <input type="checkbox"/> Ephemeral River or Stream <input checked="" type="checkbox"/> Lake/Pond/Reservoir <input type="checkbox"/> Wetland <input type="checkbox"/> Other: _____	
City: Incline Village			
County: Washoe			
State: NV			
Zip Code: 89451			
Latitude (UTM or Dec/Deg): 39.227527°		Longitude (UTM or Dec/Deg): -119.932968°	
Township: 16N	Range: 18E	Section: 26	¼ Section:

Project Details		
Project purpose:	The purpose of the project is to build a more functional pier while conforming to existing setbacks.	
Describe current site conditions:  Attachments can include, but are not limited to, relevant site data, photographs that represent current site conditions, or other relevant documentation.	Currently the property holds a single family residence with stairs leading to a 312sf pier. Please refer to existing & proposed on attached site plan.	
Describe the proposed activity including methodology of each project element:	The project involves the removal/replacement of the existing pier. Please refer to attached project description.	
Estimate the nature, specific location, and number of discharge(s) expected to be authorized by the proposed activity:	No discharge is anticipated as part of this project. TRPA approved BMPs will be(caissons or turbidity curtain) in place prior to construction. Refer to project description.	
Provide the date(s) on which the proposed activity is planned to begin and end and the approximate date(s) when any discharge(s) may commence:	Project commencement is dependent on agency approval. Proponents have targeted Fall 2024 as a start date.	
Provide a list of the federal permit(s) or license(s) required to conduct the activity which may result in a discharge into regulated waters (see mandatory attachments):	TRPA (permit issued) - ERSP2023-1562 ACOE - Letter of Permission - application concurrent with NDEP.	
Provide a list of all other federal, state, interstate, tribal, territorial, or local agency authorizations required for the proposed activity and the current status of each authorization:	NDEP - 401 Certification NDSL - Lease amendment pending TRPA approval.	
Total area of impact to regulated waterbodies (acres):	.095 acres total project area (temporary) - turb. curtain, barge, pier .014 acres - new pier area (permanent) - pier footprint	
Total distance of impact to regulated waterbodies (linear feet):	0.0	
Amount excavation and/or fill discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary:	Permanent:
	210lf (turbidity curtain)	12 new pilings + 7.7sf 4 pilings removed - 2.6sf 1 buoy blk removed - 10sf Net reduction = 4.9sf
Amount of dredge material discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary:	Permanent:
	n/a	n/a
Describe the reason(s) why avoidance of temporary fill in regulated waters is not practicable (if applicable):	Temporary fill will only consist of turbidity curtain if required by TRPA.	

<p>Describe the Best Management Practices (BMPs) to be implemented to avoid and/or minimize impacts to regulated waters:</p> <p>Examples include sediment and erosion control measures, habitat preservation, flow diversions, dewatering, hazardous materials management, water quality monitoring, equipment or plans to treat, control, or manage discharges, etc.</p>	<p>The upland residence has a TRPA BMP certificate. During construction, at the direction of TRPA staff, BMPs will include turbidity curtains or caissons which will confine any disturbed sediment. BMPs will remain in place until sediment has settled. Dewatering will not be required.</p>
<p>Describe how the activity has been designed to avoid and/or minimize adverse effects, both temporary and permanent, to regulated waters:</p>	<p>In addition to the BMPs mentioned, the contractor will thoroughly clean all pier materials and installation equipment prior to being brought to site. Please refer to project description and spill prevention plan for more detail.</p>
<p>Describe any compensatory mitigation planned for this project (if applicable):</p>	<p>Please refer to project description for additional measures including fish habitat mitigation.</p>

D. Signature		
Name and Title (Print):	Phone Number:	Date:
Christopher Edwards - Agent	530-546-4402	06/12/2024
 <hr style="width: 25%; margin-left: 0;"/> Signature of Responsible Official		

**Mandatory Attachments:**

- **Federal Permit or License Identification:**
  - Project proponents seeking a federal general permit or license must include a copy of the draft federal license or permit and any readily available water quality-related materials that informed the development of the draft federal license or permit, or;
  - Project proponents seeking a federal individual permit or license must include a copy of the federal permit or license application and any readily available water quality-related materials that informed the development of the federal license or permit application.
- **Site Map** - A map or diagram of the proposed project site including project boundaries in relation to regulated waters, local streets, roads, and highways.
- **Engineered Drawings** - Engineered drawings are preferred to be submitted at the 70% design level. If only conceptual designs are available at the time of application, plans for construction should be submitted prior to the start of the project. Specific locations of the proposed activities and details of specific work elements planned

for the project should be identified (e.g., staging areas, concrete washouts, perimeter controls, water diversions, or other BMPs).

Submit the completed application materials to NDEP ([ndep401@ndep.nv.gov](mailto:ndep401@ndep.nv.gov)) with the appropriate U.S. Army Corps of Engineers Regulatory Office copied on the communication (<http://www.spk.usace.army.mil/Missions/Regulatory/Contacts/Contact-Your-Local-Office/>).

**Miller Family Trust**  
**Pier Relocation and Extension**  
**PROJECT DESCRIPTION**

1705 State Route 28  
Washoe County APN 130-331-08

## **I. EXISTING CONDITIONS**

The Miller residence is located at 1705 State Route 28 in Incline Village, Nevada at Washoe County APN 130-311-08. (Please refer to “**Attachment A**”, Assessor parcel map for the site). The parcel is 5,370 SF in size. The property consists of a three-story single-family residence with decks facing Lake Tahoe on the second and third stories. The property has a fairly steep slope with stairs that lead to a sequence of wood platforms/decks and a 64 square foot pier. An eight (8) foot public access easement exists along the north side of the property.

Land capability on site has been verified as Class 1a (RtF) and Class Be1b (Please refer to “**Attachment B**”, land capability verification). Allowable coverage is 54 SF and existing/verified coverage is 2,305 SF. The property is located in the Tunnel Creek regulatory zone of the Washoe County Tahoe Area Plan. Piers are an allowed use in this Plan Area. (Please refer to “**Attachment C**”).

The shoreline of the property consists of very large granite boulders and sand. Two mooring buoys exist on site that have been permitted by TRPA and the Nevada Division of State Lands. (Please refer to “**Attachment D**”).

The Miller’s and the property owner to the south (Powers) have an agreed upon projection line for pier setbacks based on prior approvals.

## **II. PROPOSED PROJECT**

The applicant is proposing to remove and extend the existing pier, which is located in the north setback based on the 2017 projection lines extending from the low water line. The existing pier access stairs will be removed and new stairs will extend to the south side of the existing landing to access the relocated pier. The new pier will conform to setbacks, will be 65’ long as measured from the high waterline of Lake Tahoe and will have a ramp on the south side of the pier that accesses a new 13’ long catwalk at the end of the pier. A new, 12,000# boatlift will be located on the north side of the pier. The existing inner buoy will be removed in exchange for the new boatlift. The pier extension will extend an additional 15’ past elevation 6219’ per TRPA Code Section 84.4.3.B(2)(b) as the slope of the lake bottom is approximately 11.7%.

Twelve (12) new pilings will be installed for the extension for a total of 7.7 SF of new lake bottom disturbance. Four (4) existing pilings that are 10.75” in size will be removed from the existing pier for a credit of 2.6 SF and an existing 10 SF buoy block will be removed for a total reduction of 4.9 SF of lake bottom coverage as a result of the project. The proposed construction

will be done via barge/amphibian.

A TRPA permit was issued for the project on 06/4/2024 (Please see “**Attachment E**”).

### **III. BMPS**

All upland BMPs have been installed on site and a BMP certificate was issued for the property in 2006 (Please refer to “**Attachment F**”, BMP Certificate #7736).

During pile driving activity the contractor will conduct visual monitoring of the water quality to ensure there are no discharges to surface waters. A daily log will be kept with observations of the water quality. If turbidity is observed during pile driving caissons will be installed for the remaining pilings. Caissons will remain in place until the water surrounding the piling is clear. It is not anticipated that Caissons will be needed as the lake bottom substrate is sandy with large boulders.

### **IV. CONSTRUCTION METHODOLOGY**

The pier demo and construction will be via barge/amphibian. The existing pier decking and joists will be removed and placed on the barge/amphibian for removal and the four pilings will be removed. The twelve (12) new, 10.75’ pilings will be driven with a vibratory hammer from a barge/amphibian to 6’ or refusal. Once the new steel pilings are installed the new joists and decking will be constructed. All steel pilings and accessories will be painted prior to being transported to the project site. All material storage will be on the barge/amphibian.

Construction will begin once all agency approvals have been secured. Construction is tentatively planned for fall 2024 and should take approximately 2 months to complete.

### **V. FISH HABITAT**

The proposed pier project is located in feed and cover habitat. (Please refer to “**Attachment G**”, fish habitat map). The lake bottom is mostly sand/boulders.

Twelve (12) new pilings will be installed for the extension for a total of 7.7 SF of new lake bottom disturbance. Four (4) existing pilings that are 10.75” in size will be removed from the existing pier for a credit of 2.6 SF and an existing 10 SF buoy block will be removed for a total of 4.9 SF of lake bottom credit as a result of the project.

### **VI. TAHOE YELLOW CRESS (TYC)**

An inspection for Tahoe Yellow Cress (TYC) habitat was conducted by TRPA on 7/7/21 (Please refer to “**Attachment H**”). No plants were observed in the project area. Per TRPA permit ERSP2023-1562 an additional TYC survey has been requested and will be conducted in summer 2024.

## **VII. CEQA**

The pier extension/modification project is exempt from CEQA per 15301.D (Class 1 Existing Facilities) as it involves modifying an existing pier.

# Attachment A

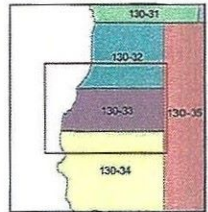
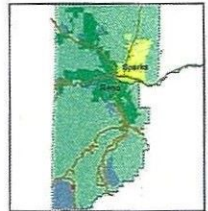
## (#236) AMENDED ROCKY POINT SUBDIVISION PORTION OF NW ¼ SECTION 26 T16N - R18E

Assessor's Map Number  
**130-33**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



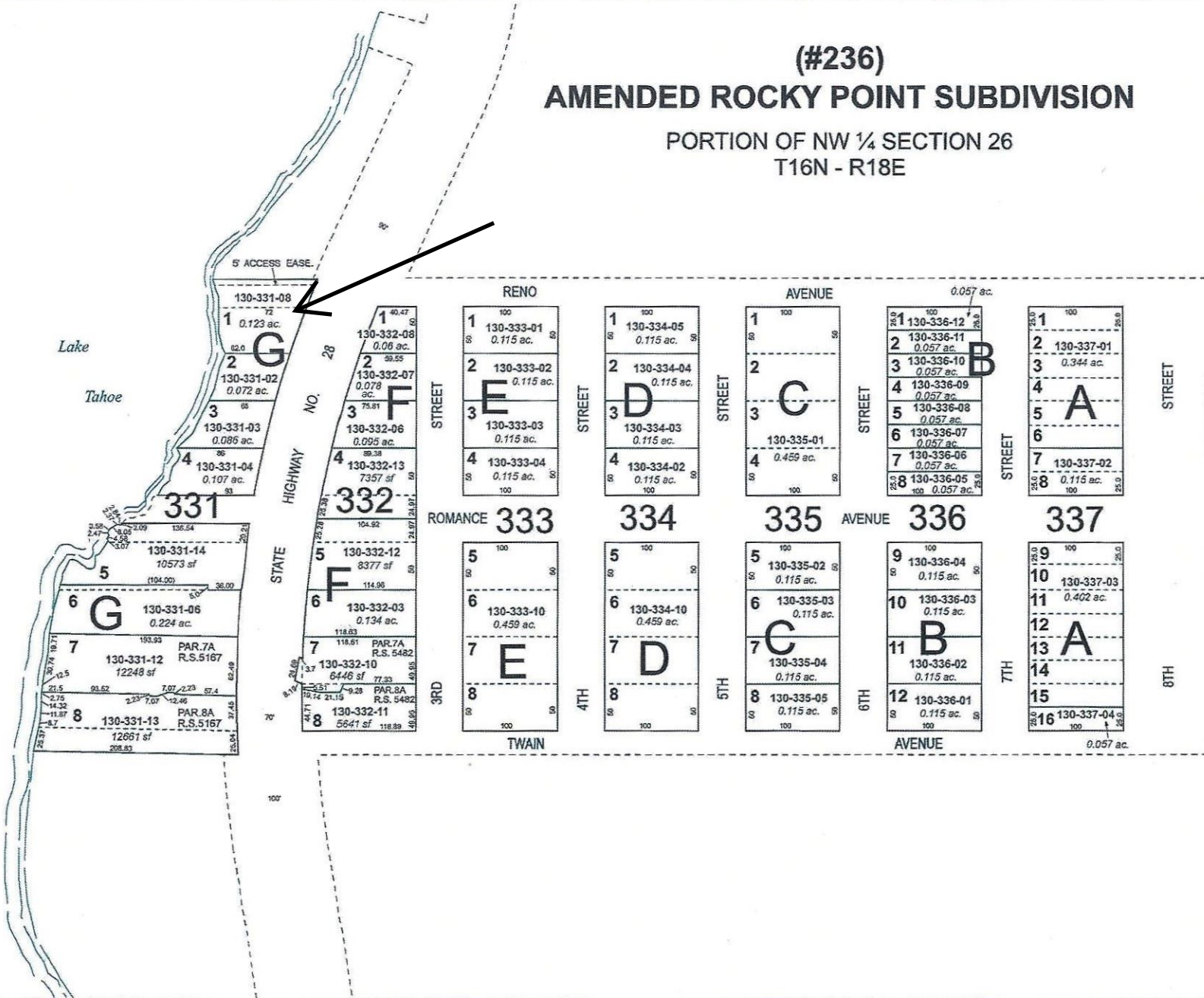
1 inch = 100 feet



created by: CFB 06/03/2009  
updated: CFB 6/19/13 KSB 6/21/22

area previously shown on map(s):  
055-34

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.





TAHOE REGIONAL PLANNING AGENCY

RECEIVED

REQUEST FOR VERIFICATION OF LAND CAPABILITY

SEP 20 1994

PLEASE PRINT

TAHOE REGIONAL PLANNING AGENCY

APN 130.331.01 County WASHOE

Owner Name MIKE & GAYLE GREENE Phone # 702.833.1517

Results to be Mailed to:

Name MIKE & GAYLE GREENE

Address 889 ALDER AVE. STE 107  
INCLINE VILLAGE NV. 89450

Location of Property (physical address or directions)

1705 HIGHWAY 28 INCLINE VLG.

I hereby authorize TRPA to access subject property for purposes of land capability verification

Signature of Owner Gayle Greene

\*\*\*\*\*TRPA USE ONLY\*\*\*\*\*

Date Received 9-20-94

Fee \$ 115

Receipt # 5397

Mapped Land Capability

Mapped Soil Map Unit

- 1. 1a
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

- 1. RLF
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

H-4

\*\*\*\*\*

RESULTS

Date 11/8/94  
10/13/94

By T.S.  
TS

Verified as Mapped Y/N Y

Verified Land Capability Class

Verified Soil Map Unit

Observed Slope

- a. 1a
- b. 1b
- c. \_\_\_\_\_
- d. \_\_\_\_\_

- RLF
- (SEZ)
- \_\_\_\_\_
- \_\_\_\_\_

- >30%
- (CALC FROM)
- \_\_\_\_\_
- \_\_\_\_\_

Verification of Stream Environment Zone Y/N Y

Extent or Amount of SEZ on Parcel LAKEFRONT

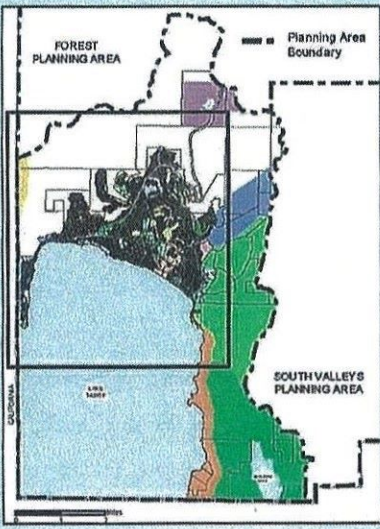
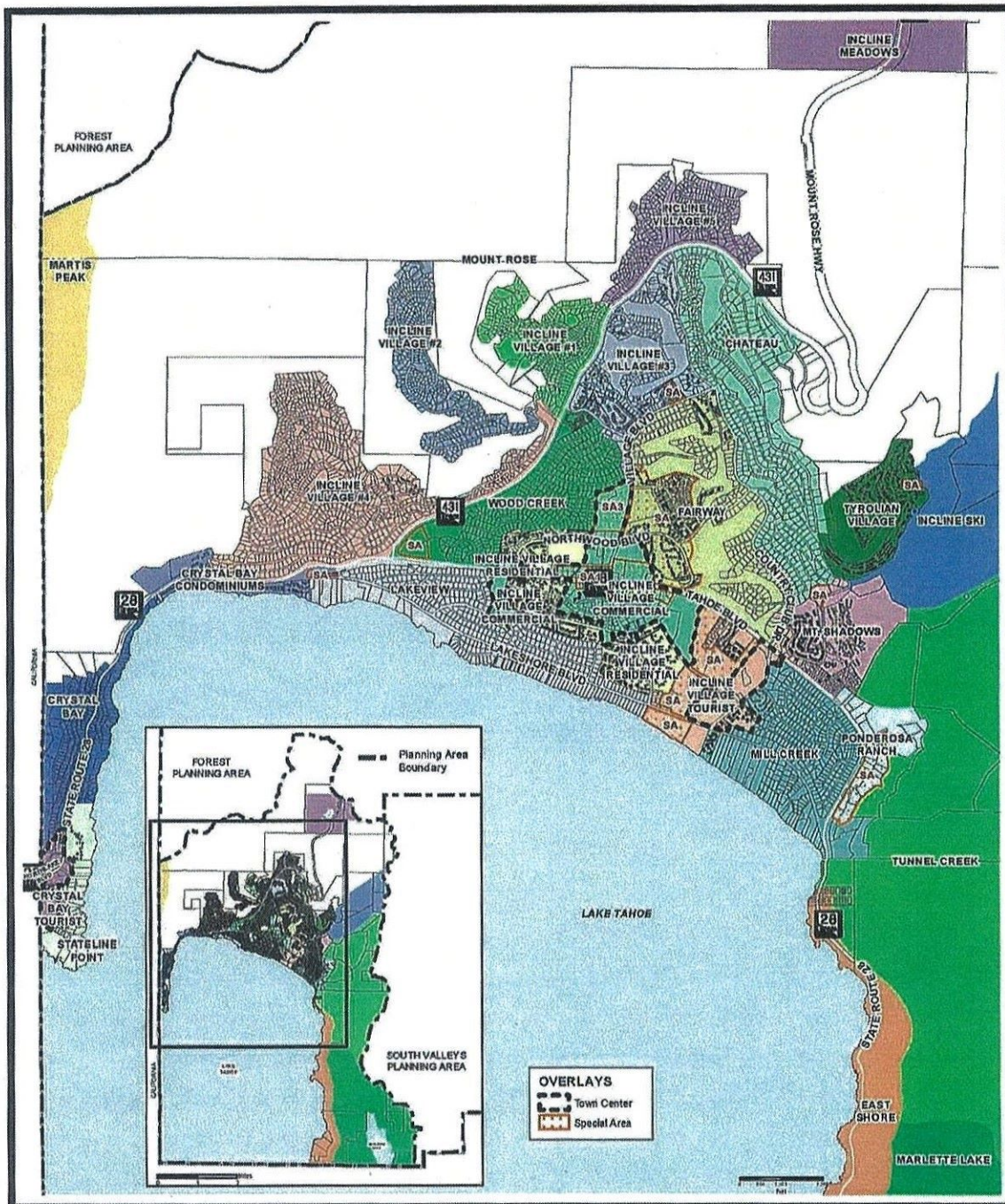
Comments SEE TOPO ON FILE FOR L.C. CLASS DETERMINATION 10/14/94

Reverified Backshore T. Hoag 2-19-03

130-331-0108



# Attachment C



**OVERLAYS**

- Town Center
- Special Area

### TAHOE REGULATORY ZONE MAP

NEIGHBORHOOD NAME	REGULATORY ZONE	REGULATORY ZONE	REGULATORY ZONE
CHATEAU	INCLINE MEADOWS	INCLINE VILLAGE COMMERCIAL	MOUNT ROSE
CRYSTAL BAY	INCLINE BAY	INCLINE VILLAGE RESIDENTIAL	MT. SHADOWS
CRYSTAL BAY CONDOMINIUMS	INCLINE VILLAGE #1	INCLINE VILLAGE TOURIST	PONDEROSA FRANCH
CRYSTAL BAY TOURIST	INCLINE VILLAGE #2	LAKEVIEW	STATELINE POINT
EAST SHORE	INCLINE VILLAGE #3	MARLETTE LAKE	TUNNEL CREEK
FAIRWAY	INCLINE VILLAGE #4	MARTIS PEAK	TYROLIAN VILLAGE
	INCLINE VILLAGE #5	MILL CREEK	WOOD CREEK
	INCLINE VILLAGE #6		

SOURCE: Tahoe Regional Planning Agency/Washoe County Planning and Building Division

NOTE: THE SCALE AND COORDINATES OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR TRAVEL WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

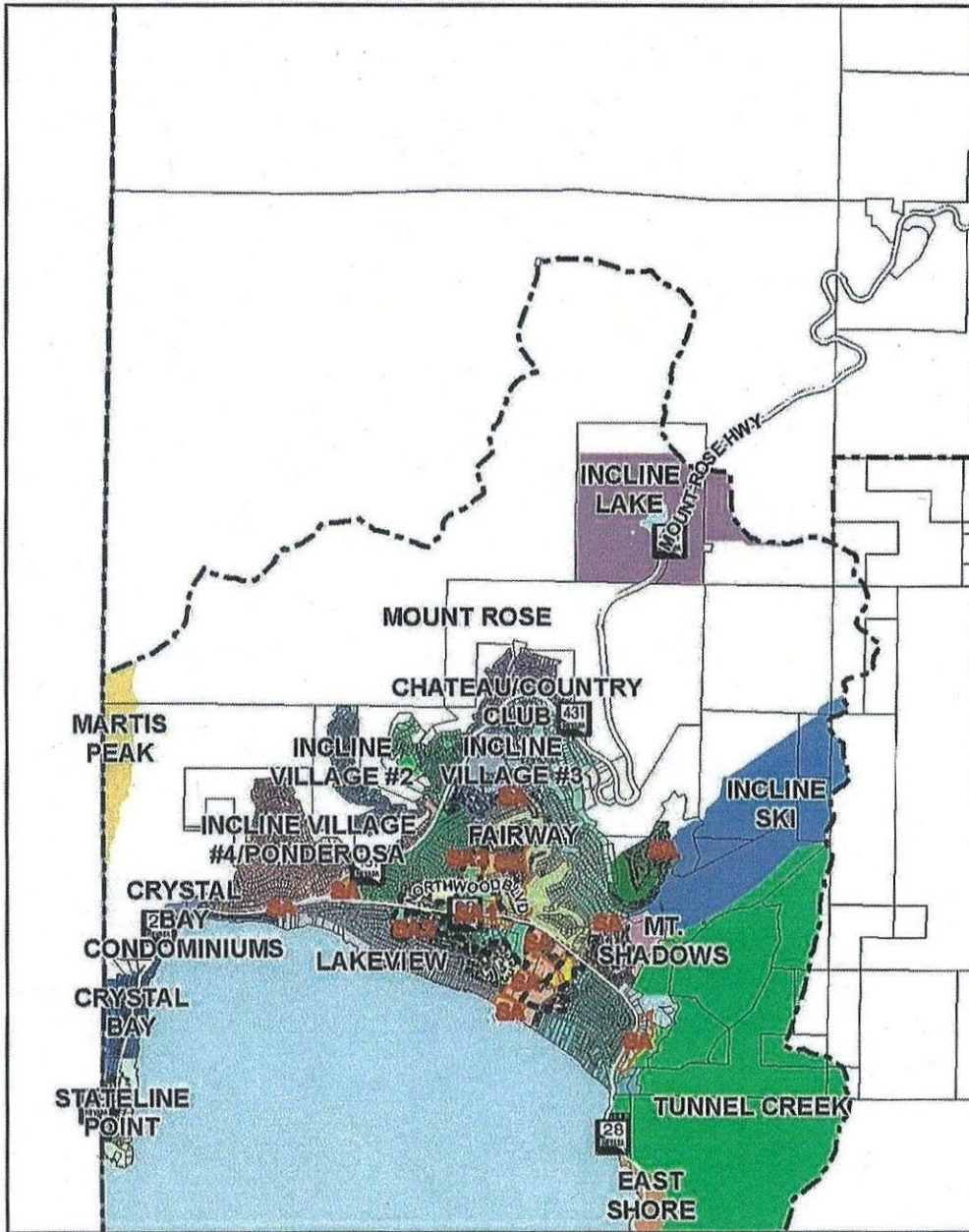
DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services Department**

**WASHOE COUNTY NEVADA**

1001 E. Ninth St. Reno, Nevada 89512 (775) 326-2600

MAP 2.9. REGULATORY ZONE MAP



**MOUNT ROSE**  
Regulatory Zoning






 SPECIAL AREAS  
 SPECIAL EVENTS AREA  
 TOWN CENTER  
 NORTH  
 Washoe County, NV

Figure 110.220.026 Mount Rose Regulatory Zone Location Map

**Section 110.220.365 Tunnel Creek Regulatory Zone.**

**TUNNEL CREEK REGULATORY ZONE**

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Domestic Animal Raising	S	
Single Family Dwelling	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Summer Homes	S	1 unit per parcel
Public Service		
Transmission and Receiving Facilities	S	
Pipelines and Power Transmission	S	
Transportation Routes	S	
Local Public Health and Safety Facilities	S	
Recreation		
Day Use Areas	S	
Cross Country Skiing Courses	A	
Developed Campgrounds	S	8 sites per acre
Outdoor Recreation Concessions	S	
Riding and Hiking Trails	A	
Rural Sports	S	
Undeveloped Campgrounds	S	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Selection Cut	A	
Special Cut	A	
Thinning	A	
Timber Stand Improvement	A	
Tree Farms	A	
Early Successional Stage Vegetation Management	A	
Nonstructural Fish Habitat Management	A	
Nonstructural Wildlife Habitat Management	A	
Structural Fish Habitat Management	A	
Structural Wildlife Habitat Management	A	
Farm/Ranch Accessory Structures	S	
Grazing	S	
Range Pasture Management	A	
Range Improvement	S	
Fire Detection and Suppression	A	
Fuels Treatment	A	
Insect and Disease Suppression	A	
Prescribed Fire Management	A	
Sensitive Plant Management	A	
Uncommon Plant Community Management	A	
Erosion Control	A	
Runoff Control	A	
SEZ Restoration	A	

**SHOREZONE – TOLERANCE DISTRICT 3**

The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.

Allowable Land Uses	Land Use Permit	Density
Primary Use		
Salvage Operations	S	
Safety and Navigation Devices	A	
Accessory Structure		
Buoys	S	
Floating Docks and Platforms	A	
Piers	A	
Fences	S	
Shoreline Protective Structures	S	
Water Intake Lines	S	

**Section 110.220.370 Tunnel Creek Regulatory Zone Special Policies.** Reserved.



STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF STATE LANDS

901 S. Stewart St., Ste. 5003
Carson City, Nevada 89701-5246

THE STATE OF NEVADA, acting through the Division of State Lands pursuant to NRS 321.595, NRS 322.100, and NAC 321 does hereby grant a permit to:

Permit Number: 5572

Name: Miller Family Trust
Mailing Address: 105 King Street
Larkspur, CA 94939
Parcel Number: 130-331-08

1. The physical address in which this facility is to be located is: 1705 Lakeshore Boulevard, Incline Village, NV

County: Washoe Waterway: Lake Tahoe
SEC: TWP: RGE:

2. Permittee is authorized: to anchor TWO (2) single, residential-use mooring buoys and ONE (1) single, residential-use pier to the bed of Lake Tahoe below elevation 6223.0 feet, subject to the attached conditions and approved site plan.

3. Proof of financial responsibility in amount of: \$2,000,000.00
has been established in the following manner:

POLICY NUMBER: U01 1095699

4. Conditions for permit approval: SEE ATTACHED CONDITIONS

5. NOTICE: A permit given by the Division of State Lands does not give any property rights in real estate or material nor does it obviate the necessity of obtaining federal, local or regional assent to the work authorized.

6. NOTICE: A permit given by the Division of State Lands does not relieve the Permittee from the acquisition of all local, regional, state and federal permits and approvals as required by law.

7. NOTICE: The public shall not be denied reasonable access to or the use of any State Lands.

PERMIT TERM: (10) YEARS

Beginning: Thursday, August 31, 2023

Ending: Tuesday, August 30, 2033 unless sooner terminated as provided.

ANNUAL FEE RATE: \$1,250.00

\*See Permit Conditions for fee schedule established by NRS 322.120

Given under the hand of the Administrator of the Division of State Lands

This 10th day of May, Year 2024

Charles Donohue

ELLERY STAHLER
Deputy Administrator
for Charles Donohue, Administrator Division of State Lands



**Permit Conditions**

1. The Permittee understands and agrees that this permit shall be governed by, construed and enforced in accordance with the laws of the State of Nevada.
2. The Permittee understands and agrees that in the event any action is filed in relation to this permit, the unsuccessful party shall pay to the successful party, in addition to all sums either party may be called upon to pay, a reasonable sum for the successful party's attorney's fees. Any lawsuit brought to resolve a dispute arising from this permit must be brought either in the county where the permitted structure is located or in Carson City, Nevada.
3. The Permittee understands and agrees that the failure of the State of Nevada, acting through the Division of State Lands and the State Land Registrar, to insist upon strict performance of any of the conditions, covenants and agreements pertaining to this permit or to exercise any option herein conferred in any one or more instance, shall not be construed to be a waiver or relinquishment of any such conditions, covenants and agreements.
4. The Permittee understands and agrees that the State of Nevada, acting through the Division of State Lands and the State Land Registrar, will not waive and intends to assert all available immunities and statutory limitations in all cases, including, without limitation, the provisions of Nevada Revised Statutes Chapter 41.
5. The Permittee agrees to indemnify, defend, and hold harmless the State of Nevada and its agents from and against any and all liability, damages, losses, debts, obligations, judgments, expenses or actions, including reasonable attorneys' fees, for personal injuries, property damage, or for loss of life or property resulting from, or in any way connected with the condition or use of the premises covered herein, including any hazard, deficiency, defect or other matter, known or unknown, arising out of or in any way connected with the projects and related activities. This does not exclude the State of Nevada's right to participate in its own defense in any litigation that may arise from this authorized use.
6. The Permittee understands and agrees that the TWO (2) single, residential-use mooring buoys in Lake Tahoe below elevation 6223.0 feet must be located lakeward of APN: 130-331-08 in an area not closer than twenty (20) feet from each adjacent property line extended lakeward at a right angle to the shore according to the attached approved site plan. Per NAC 322, a mooring buoy must not be placed closer than fifty (50) feet from another buoy.
7. Per NRS 488.257, a mooring buoy must be white in color and have a horizontal blue band around the circumference of the buoy which is at least three inches in width and centered midway between the top of the buoy and the water line. A mooring buoy which is placed within an area other than an area designated by the Wildlife Commission as an anchoring or mooring area must display a quick flashing white light between sunset and sunrise. If a vessel is moored to such a buoy, only the vessel must display between sunset and sunrise a white light clearly visible in all directions.
8. The Permittee understands and agrees that the ONE (1) single, residential-use pier must be located lakeward of APN: 130-331-08 in an area not closer than TEN (10) feet from each adjacent property line extended lakeward at a right angle to the shore according to the attached approved site plan.
9. The Permittee understands and agrees that no rocks or other material may be moved or relocated at or around the buoy or pier sites.
10. The Permittee understands and agrees that the TWO (2) single, residential-use mooring buoys and ONE (1) single, residential-use pier in Lake Tahoe below elevation 6223.0 feet must be maintained in good repair at all times. If maintenance requires use of mechanized equipment within the lake in order to replace or restore rocks or other material around the pier, Permittee must contact the State Land Registrar and secure any necessary permits or authorizations prior to commencement.
11. The Permittee understands and agrees that at no time will the Permittee deny the general public access to the waters of Lake Tahoe in, under, and around the mooring buoy or pier or other structures for fishing or other recreational uses.
12. The Permittee understands and agrees that the insurance coverage must remain in effect at all times as evidenced by a current and valid Certificate of Insurance and Policy Endorsement naming the State of Nevada, Division of State Lands, its officers, employees and immune contractors as defined in NRS 41.0307 provided to the Division of State Lands. If the insurance coverage expires, the Permittee shall immediately remove the mooring buoys and pier from Lake Tahoe.
13. The Permittee understands and agrees that no other structures are permitted or allowed under this permit.
14. The Permittee understands and agrees that a permit from the State Land Registrar is required prior to commencement of any future changes, relocation or replacement of the mooring buoys or pier as approved under this permit.



**BUOYS AND PIER**

15. The Permittee understands and agrees that the Division of State Lands and the State Land Registrar are required, pursuant to NRS 322.120, to assess an annual use fee for this permit. Per the fee schedule established under NAC 322.195, the fee for this permit for TWO (2) single, residential-use buoys and ONE (1) single, residential-use pier in Lake Tahoe below elevation 6223.0 is ONE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$1250.00). The fee is payable on or before August 31 every year. Should NAC 322.195 be amended or updated, the Division of State Lands and the State Land Registrar reserve the right to adjust the permit fees accordingly.

**FEE SCHEDULE - Effective Date 7/1/2021**

Commercial Mooring Buoy.....	\$350
Mooring Buoy.....	\$250
Commercial Pier.....	\$1,500
Single Use Residential Pier.....	\$750
Multiple Use Residential Pier.....	\$750
Any Other Pier.....	\$750

16. Permittee understands and agrees this navigable water permit has a TEN (10) year term and will expire and become void on August 30, 2033. Should the applicant desire to continue utilizing the structures placed upon state land beyond said expiration date, the applicant shall submit the appropriate application along with the required application fee and all required supporting documentation to the State Land Registrar for the consideration of issuing a new permit at least 90 days prior to the expiration date.

17. A mooring registration tag issued by the Tahoe Regional Planning Agency shall be affixed and visible on the authorized buoys at all times.

18. The Permittee understands and agrees that the State Land Registrar may cancel a permit for failure of the holder to comply with NAC 322 or with any condition under which the permit was granted. Failure to concur with or comply with any of the conditions contained herein will cause this permit to become invalid and require the immediate removal of the TWO (2) single, residential-use buoys and ONE (1) single, residential-use pier.

19. The Permittee understands and agrees that the buoys and pier authorized under this permit will conform with the placement depicted on the Final Site Plans approved on March 14, 2024 and on file in the office of the Division of State Lands and are incorporated hereto and hereby included in this authorization.

20. This permit replaces permit number 3819, which authorized TWO (2) single, residential-use mooring buoys, and was in effect from August 31, 2013 until August 30, 2023.

21. Best Management Practices (BMPs) shall be applied and precautions shall be taken: to prevent and control releases of: debris, sediment, any transport of sediments, and to prevent and control turbidity in the Lake during the project activities. BMP's applicable to buoy installations and relocations, shall be utilized at the project areas in accordance with plans submitted to and approved by NDSL.

22. Disturbance to the lake bed shall be kept to a minimum.

23. There shall be no discharge of substances that would cause a violation of water quality standards of Lake Tahoe or the State of Nevada.

24. Any heavy equipment (barge, crane, etc.) to be used in the lake and shorezone areas must be steam cleaned at least once before working in Lake Tahoe or adjacent areas. All equipment shall be cleaned to ensure no contamination of invasive species (i.e. quagga mussels). All equipment shall be inspected for leaks daily prior to use. All leaks shall be repaired immediately. All equipment fueling and storage of fuels shall be conducted offsite and at least 200 feet away from the Lake.

25. If a visible sediment plume or hydrocarbon sheen results from project activities, the work shall cease and NDSL shall be notified as soon as practicable of any release. All hydrocarbon sheens or releases shall be reported to the NDEP Spill Reporting Hotline within 24 hours of occurrence at 1-888-331-6337.



ATTACHMENT E



Mail  
PO Box 5310  
Stateline, NV 89449-5310

Location  
128 Market Street  
Stateline, NV 89449

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

PERMIT

PROJECT DESCRIPTION: Pier Expansion

APN: 130-331-08

PERMITTEE(S): John F. Miller & Ellen C. Miller  
Trustees of the Miller Family Trust

FILE #: ERSP2023-1562

COUNTY/ADDRESS: Washoe County / 1705 State Route 28

Having made the findings required by Agency ordinances and rules, the TRPA approved the project on June 4, 2024, subject to the standard conditions of approval attached hereto (Attachment S) and the special conditions found in this permit.

This permit shall expire on June 4, 2027, without further notice unless the construction has commenced prior to this date and is 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 the 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, TREE REMOVAL, 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 A COUNTY/CITY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY/CITY BUILDING PERMIT. THE COUNTY/CITY 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

6/4/24  
Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain 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) *J. Miller* Date *June 5, 2024*

Signature of Permittee(s) *Ellen Miller* Date *Jun 5 '24*

---

PERMIT CONTINUED ON NEXT PAGE

**APN 130-331-08**  
**FILE NO. ERSP2023-1562**

Excess Coverage Mitigation Fee (1):      Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Shorezone Mitigation Fee (2):            Amount \$ 2,460 \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Shorezone Mitigation Fee (2):            Amount \$ 600 \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Project Security Posted (3):              Amount \$ 10,000 Type \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Administrative Fee (4):         Amount \$ \_\_\_\_\_ Type \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Notes:

- (1) Amount to be determined. See Special Condition 3.H, below.
- (2) See Special Condition 3.I, below.
- (3) See Special Condition 3.J, below.
- (4) See Special Condition 3.K, below.
- (5) 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:

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

\_\_\_\_\_  
Date

***SPECIAL CONDITIONS***

1. This permit authorizes the reconstruction and expansion of an existing single-use pier serving the single family dwelling located at 1705 State Route 28. The reconstructed pier will be 65-feet long with one 13x3-foot catwalk and a 12,000 pound boatlift that will be converted from an existing mooring buoy. The rebuilt pier will extend 15 feet past lake bottom elevation 6,219. The pier will create 4.9 square feet of additional lake bottom disturbance in feed and escape/cover fish habitat which will be mitigated at a 1 to 1 ratio. The pier will create 158 square feet of additional visible mass which will be mitigated on the upland property. There is an existing 8-foot public access easement that exists on the north side of the property that will not be impacted by the proposed project. This property and the property to the south located at 1707 State Route 28 have an agreed upon, shared projection line for side setbacks based on a prior approval (TRPA file number ERSP2007-1065). As a result of the pier reconstruction and pier access, 8 square feet of coverage associated with the deck and stairs in the backshore will be removed and banked on the property.

There are 144.7 square feet of visible mass that count towards the total allowable visible mass for a single use pier (220 square feet). The total visible mass is 249 square feet, 158 square feet of which is additional visible mass and needs to be mitigated at a 1 to 2 ratio (316 square feet) since the project is located in a visually modified area. The mitigation will be achieved by planting vegetation to screen the upland structures (see Special Condition 3.A, below).

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 permittee shall provide a landscape plan that is stamped by a licensed landscape architect certifying that the vegetation proposed to achieve scenic mitigation for the additional pier mass is an appropriate species type for the type of backshore unique to this property and that growth will be achieved and sustained in perpetuity. Vegetation proposed in the backshore shall comply with TRPA Code of Ordinances 85.7 and 61.3.3.
  - B. This permit authorizes the conversion of one mooring buoy to a 12,000 lb. boatlift. The mooring buoy that will be converted is mooring number 9062. The tag associated with the mooring buoy to be converted shall be provided to TRPA prior to release of the security. As a result of the project, there will be one mooring buoy and one boatlift associated with the property.
  - C. The permittee shall provide a lake bottom/fish habitat restoration plan for the buoy block that will be removed as a result of the removed mooring buoy. The restoration plan shall be appropriate for feed and cover fish habitats. The area to be restored shall be indicated on the site plan (Sheet T1). The area of lake bottom restored shall fulfill the requirement for fish habitat mitigation for additional lake bottom disturbance in feed/cover habitat.
  - D. A photo approved by TRPA as the scenic vantage point for the project area, as seen from 300' off shore, shall be submitted for the file. Prior to security return, the permittee shall submit a photo from the same vantage point to demonstrate that the vegetation that is approved as a part of Special Condition 3.A has achieved the scenic mitigation approved and consistent with A1.1.
  - E. The Permittee shall conduct a Tahoe Yellow Cress survey for the subject property prior to the commencement of construction and if any part of the construction will impact the backshore. 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. If construction will not impact the backshore, then a TYC survey shall not be required.
  - F. Sheet T1 shall be revised as follows:
    - (1) Indicate the 8-foot access easement on the north side of the property as indicated on the Washoe County Assessor's subdivision map.
    - (2) Add the sight line that was agreed to in association with TRPA file number ERSP2007-1065. Add a note to the site plan stating "This pier is located within Scenic Roadway Unit 26 – Sand Harbor. Any future expansion/modification of this pier shall be contingent on demonstrating that the project will not have a significant impact on scenic quality from the designated viewshed.

- G. The permittee shall provide underwater photos of the project area indicating the conditions prior to the start of construction. For the purposes of this condition, the project area shall include the areas where the existing pier will be demolished, the area where the pier will be rebuilt, the area where the buoy block will be removed and the fish habitat mitigation will be placed. Prior to security return, the permittee shall provide post-construction underwater photos of the same locations of the project area. Note that prior to security return, the permittee must demonstrate proof that the project area is free and clear of construction debris and that the fish habitat mitigation has been placed.
- H. The affected property has 2,213 square feet of remaining unmitigated excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area – Incline or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of .01 (as identified in Table 30.6.1-2 of Subsection 30.6.1.C.3. of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$20.00 for projects within Hydrologic Transfer Area – Incline. Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

- I. Pursuant to Section 16.8.4.A.2 of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of \$2,640 for the addition 44 linear feet of pier length (assessed at \$60 per foot).
- J. Pursuant to Section 16.8.4.A.3 of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of \$600 for the addition of a boatlift to the pier.
- K. A project security of \$10,000 shall be required per TRPA Code of Ordinances Section 5.9. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and the required security administration fee. **Prior to release of security, the permittee shall provide underwater photos consistent with Special Conditions 3.D and 3.G of this permit.**
- L. The permittee shall submit an electronic version of the final plan set for electronic stamping.
4. Prior to release of the Scenic monitoring Security, the permittee must submit post-construction photos taken from the approved vantage point to demonstrate that the proposed landscaping

screening has adequately achieved the required scenic screening. The scenic security shall be held for a minimum of 5 years to ensure that the landscaping is healthy and well established. Any landscaping that fails shall be replaced on an annual basis with native or adapted species from the TRPA plant list or as otherwise approved by TRPA. Additional landscaping may be required to replace landscaping that fails to meet the screening mitigation required for the project. By signature of this permit, the permittee agrees that the landscaping authorized under this permit shall be maintained for scenic mitigation purposes in perpetuity.

5. The color of the new pier structures shall be matte medium to dark grey.
6. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
7. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

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

END OF PERMIT



ATTACHMENT F



**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

*Certificate of  
Completion*

*Lake Tahoe Best Management  
Practices*

Congratulations, this certificate acknowledges that the subject property has been inspected for and determined to be in compliance with the Best Management Practices (BMPs) pursuant to §25.3 of the Tahoe Regional Planning Agency Code of Ordinances. These water quality improvements are required for the purpose of controlling erosion and storm water runoff as well as protecting the natural resources of the Lake Tahoe Basin. The advent of future BMP technologies will not render this certificate void. This certificate is transferable to all successors and assigns as long as the BMPS are maintained and remain effective.

7736

Certificate Number

130-331-08

Assessor's Parcel  
Number

1705 State Route 28, Incline  
Village, NV, 89451

Property Address

Washoe

County

10/20/2006

Date Issued

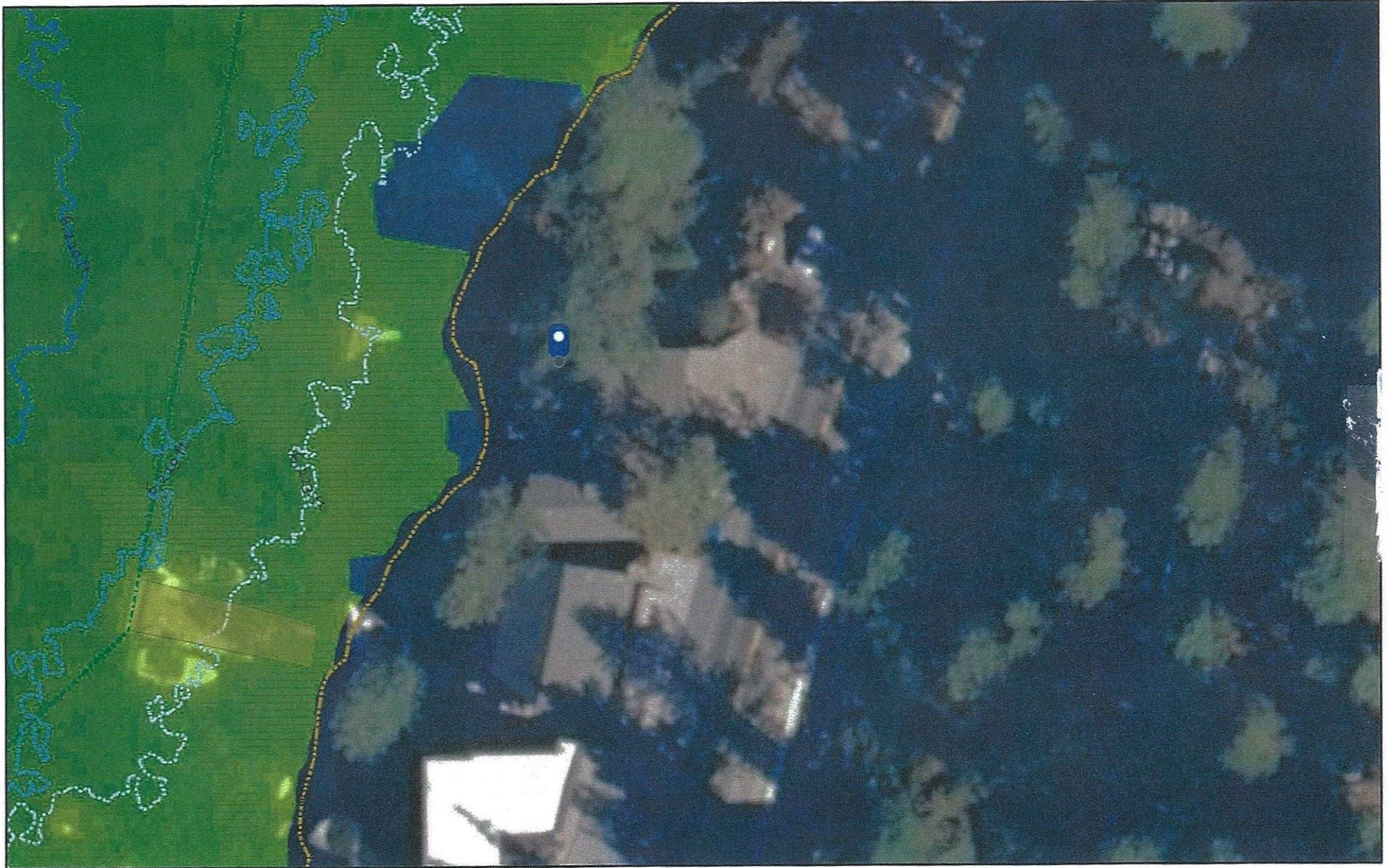
Ellery Foster

Tahoe Regional Planning Agency (TRPA)

Revised 7/23/2004. Previous editions still valid.

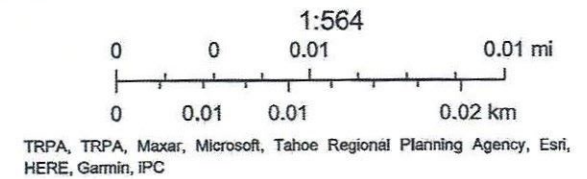
*This certificate does not constitute a final security inspection or return of project security.*

# Miller Fish habitat



7/24/2023, 12:59:07 PM

- - - High Water Line, 6,229 ft.
- - - Bathymetry Contour 6,210 ft. Fish Habitat - Lake Tahoe
- - - Natural Rim, 6,223 ft.
- - - Pierhead Line
- - - Bathymetry Contour, 6,219 ft.
- Pier
- Marginal
- Feed-Cover





ATTACHMENT H

Abigail Edwards <abby@tahoelandplanning.com>

---

**TYC survey**

---

**Bruce Barr** <bbarr@trpa.gov>  
To: "abby@tahoelandplanning.com" <abby@tahoelandplanning.com>

Thu, Jul 8, 2021 at 5:28 AM

Dear Property Owner or Owner's Representative,

Below are official results of the TRPA Other inspection.

Assessor's Parcel Number (APN): 130-331-08  
TRPA File Number: TYCS2021-0700  
Street Address: 1705 LAKESHORE BLVD, INCLINE VILLAGE, NV 89451

Record Type: Tahoe Yellow Cress Survey  
Inspector: Bruce Barr  
Inspection Date: 7/7/2021  
Inspection Type: Other

Result: Inspected

Result Comments: No TYC found.

Bruce Barr - Forester  
Tahoe Regional Planning Agency  
bbarr@trpa.gov  
775 589-5294

## **Mitigation Plan and Alternative Analysis**

# Mitigation Plan and Alternative Analysis

## **Compensatory Mitigation Discussion:**

Due to the nature of this project and its location, it has been determined that a watercourse will be unavoidably affected by this project.

The project is located on the Northeast shore of Lake Tahoe. Beneficial uses associated with Lake Tahoe include swimming, boating, paddle boarding, kayaking, fishing, etc. When designing the proposed pier, the goal was to propose a design that would not have immitigable impacts to many criteria including littoral process, scenic views, fish habitat and beneficial uses, etc.

### Watershed Description:

The proposed project is located in the Lake Tahoe Watershed and specifically the Marlette Hydrologic Area in the Tahoe Basin. The Marlette Hydrologic Area extends from the east end of Lakeshore Blvd. NV to Glenbrook, NV encompassing the northern half of the east shore of Lake Tahoe. Additionally a Land Capability Verification/Backshore Boundary Determination has been completed by TRPA (refer to **Attachment B** of the project description).

The existing conditions at the proposed site include a gradually sloping shoreline comprised of mostly boulders and cobble beach with several other piers on neighboring properties to the south. The project area is mapped as Feed & Cover fish habitat (Please refer to enclosed TRPA Fish Habitat Map, **Attachment G** of project description).

### Analysis of Beneficial Uses and Mitigation Measures:

As required, listed below is an analysis of the beneficial uses of Lake Tahoe (per the Lahontan Basin Plan) as well as the proposed mitigation efforts to avoid negative impacts to these resources:

- **MUN - Municipal/Domestic Supply** - As indicated in **Attachment G** there are no intake lines, municipal or domestic, in the project vicinity.
- **AGR-Agricultural Supply** - There are no known agricultural uses of significance in the area.
- **GWR-Groundwater Recharge** - As the project is proposed in the waters of Lake Tahoe, no affect is anticipated on groundwater.
- **NAV-Navigation** - An open-piled pier design was chosen to allow for continued navigation for swimming, kayaking, etc.
- **REC1 & REC2 - Water Contact & Non-Contact Recreation** - The open piled design of the pier will not inhibit the continued recreational uses in this area. These uses include swimming, kayaking, sun-bathing, fishing, and picnicking, etc.
- **COMM - Commercial & Sportfishing** - While there is no commercial fishing in Lake Tahoe there are sport fishing opportunities. The pier project will have no impact on fishing in the area. The majority of fishing in this area is done well offshore from the project area.

- **COLD - Cold Fresh Water Habitat** - A discussion of the species which could be impacted is included in the project description.
- **WILD - Wildlife Habitat** – With the removal of a buoy block in addition to removing the pilings of the existing pier, there will be an overall reduction in lake bottom coverage with this project. No effect on wildlife is anticipated with these very minor changes in lake bottom disturbance.
- **BIOL - Preservation of Biological Habitats of Special Significance** - There are two native species which could be considered of special significance. Tahoe Yellow Cress - a survey has been conducted and found no specimens in the area. Nor would the construction of the pier necessarily prevent Tahoe Yellow Cress from growing in the vicinity. Re: the Lahontan Cutthroat Trout – since there will be a net reduction in lake bottom disturbance no fish habitat mitigation is proposed. See site plan for detail.
- **MIGR - Migration of Aquatic Organisms** – There are no known migratory species which would be affected by the proposed pier.
- **SPWN – Spawning, Reproduction, and Development** - The project area is mapped as “Feed and Cover Habitat” per TRPA, (**Attachment G** of project description). Therefore, no impact is anticipated to spawning species.

Additional Mitigation Measures:

Measures employed to mitigate the effects of the proposed pier include:

- An open-piled pier design was chosen to allow navigation for swimming, kayaking, etc. The open piled design also prevents impacts to the natural littoral processes and fish habitat.
- Fish habitat mitigation were deemed unnecessary due to the net reduction in lake bottom disturbance. Refer to project description for details.
- Although the construction is tentatively scheduled for the dry season, work will temporarily cease and winterization techniques will be employed if precipitation or high wind is forecast. These techniques include tarping equipment and securing the amphibious barge to the shore.
- A daily inspection of BMPs to ensure proper placement/function. A log of the daily BMP inspections will be available on site.
- The barge, when not in use, will be parked on steel plates or perforated rubber mats to prevent disturbance to the lake bottom or shorezone.
- Although a contractor has not yet been chosen, the two contractors being considered have been using environmentally friendly hydraulic fluids (Clarity synthetic or Crisco) for some time now.
- In an effort to reduce fuel consumption and increase overall efficiency: between work sessions the barge will be parked on site and secured to the shoreline area to minimize back and forth trips to the boat ramp.
- Secondary containment units for the storage of hydraulic fluids and equipment fuels will be located on the barge.

Mitigation Monitoring Plan:

Proposed mitigation includes permittee responsible mitigation. The contractor will conduct daily visual monitoring during pile driving to ensure no sediment escapes the turbidity curtain. A daily log will be kept on the construction vehicle and will be available to all agencies for inspection.

In addition, a Spill Prevention Plan has been prepared for the project to ensure all BMPs are available in the event of a spill (Please refer to enclosed Spill Prevention Plan). All contractors and workers will be trained in spill prevention procedures.

If any areas of the property are disturbed through construction, all areas will be stabilized and/or restored prior to TRPA signoff as required.

Longterm Mitigation:

Scenic monitoring will occur as required by TRPA to ensure that all required mitigation for the additional massing of the pier is mitigated and maintained.

It is not anticipated that any other long term mitigation is needed for the proposed pier project. However, the project will maintain public access in the public trust located between the high water line (6229.1') and the low water line (6223') of Lake Tahoe for recreational beneficial uses.

**Alternative Analysis:**

Several alternatives were reviewed as part of this project design. Alternative 1 included no project, thereby retaining the existing pier. The existing pier measures only 23' and is of limited use during low water years. Additionally the current pier is too small to support a boatlift. Alternative 2, the current design proposal, was chosen as it will provide the most functional design allowing for continued mooring/recreation during low water years.

Alternative 2 was chosen as it was determined that all impacts could be mitigated. The additional length is necessary for both navigation and functionality as there are several large boulders in the vicinity. Additionally all scenic impacts will be mitigated per the approved TRPA permit (ERSP2023-1562 **Attachment E** of project description).



Lubricants



**Hydraulic oils, Industrial oils**

**Clarity® Synthetic EA Hydraulic Oil**

ISO 46, 68, 100

available as

**ISOCLEAN® Certified**



Readily biodegradable high performance hydraulic oils that deliver maximum protection while meeting EPA Vessel General Permit (VGP) requirements for environmentally acceptable lubricants.

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# SPILL PREVENTION PLAN

**Spill Prevention Plan  
Miller Pier Reconstruction Project  
1705 St. Route 28 Incline Village, NV  
Washoe County APN 130-331-08**

**1.0 Project Description**

The property owners, Miller Family Trust, are proposing to reconstruct their pier. The proposed pier will extend 65' high water and will be 10' wide. The new pier will be accessed from 1705 St. Route 28 in Incline Village, Washoe County.

**Best Management Practices**

If directed by TRPA during the pregrade inspection, a turbidity curtain consisting of silt curtain will be installed surrounding the project area prior to commencement of construction. The turbidity curtain will be an OMS Environmental curtain or equivalent that will be weighted to the lake bottom. As the lead agency TRPA staff will direct the placement and timing of the turbidity curtain. Caissons may also be used during pile driving to prevent turbid water from entering the lake.

To prevent the introduction of foreign species, the contractor will thoroughly clean the excavation equipment prior to any work as well as all imported construction materials. Construction will start on the inner portions of the project area and move lakeward.

Construction will be done via amphibious barge with an excavator for ease of access as well as to minimize disturbance of the shorezone area.

The turbidity curtain/erosion control will remain in place until the pile driving has been completed, the suspended material within the project area has settled and TRPA has approved its removal.

**SPILL PREVENTION AND CONTROL REPORTING REQUIREMENTS**

All spills will be reported to the proper local, state, and federal authorities pursuant to all applicable laws and regulations.

Available on site BMPs will consist of Spillguards (polyurethane coated fabric) and absorbent pillows. In addition, all on site employees will be trained prior to construction. An emergency contact sheet (enclosed) as well as all spill BMPs will be readily available at all times.

**3.0 Practices to Reduce Tracking Sediment onto Public and Private Roads**

**Erosion Control**

- The pier landing will require a small area of work to be done onshore. Spraying of the soil will be done to prevent airborne dust.
- Onshore work will be done quickly to minimize the area and length of time during which the site is disturbed.
- Since the construction will be done via amphibious barge no impacts to public or private roads are anticipated.

#### **4.0 Practices to Minimize Contact with Surface Water**

The contractor for the construction site has structured activities in conformance with the following guidelines

##### *Construction Vehicles and Equipment*

##### Maintenance

- Maintain all on site vehicles to prevent oil or other fluid leaks.
- Keep vehicles and equipment clean, prevent excessive buildup of oil and grease.
- Use off-site repair shops.
- Keep stockpiled spill cleanup materials readily accessible.
- Regularly inspect on-site vehicles and equipment for leaks; repair immediately.
- Check incoming vehicles and equipment for leaking oil and fluids. Do not allow leaking vehicles or equipment onto the site.

##### **Fueling & Onboard Storage**

- All fueling must occur off-site.
- To reduce the chances of a spill entering surface waters a secondary containment (i.e. kiddie pool) unit will be located on board the barge for the storage of hydraulic fluids, equipment fuel, etc.

##### **Washing**

- No washing of vehicles will occur on site.
- All pier materials will be rinsed prior to being transported to the site.
- Any painting will be done offsite and well before being transported to the site.

## **5.0 Construction Material Loading, Unloading, and Access Areas**

The construction practices for preventing and reducing stormwater pollution from construction material loading and unloading for this project are as follows:

Loading and unloading of materials will occur only at the approved locations. Erosion control measures will be implemented to reduce stormwater pollution from the area of construction if needed.

## **6.0 Waste Management and Disposal**

The construction practices for prevention of pollutants coming into contact with stormwater runoff from solid or construction wastes derived from this project are described below.

- Designated waste collection areas and containers.
- Arrange for regular disposal.
- Trained employees and contractors.

### **Miscellaneous Waste**

No waste shall be stored on the shore area. Waste will be stored and removed via barge.

## **7.0 Non-Stormwater Management**

Non-stormwater liquids and waste present on the construction site are listed below:

- Water used for spraying for dust control during dry periods.

## **8.0 Inspections and Repair of Structural Controls**

Inspections are conducted to evaluate BMP effectiveness and to implement repairs or design changes. As required visual inspections are to occur on a daily basis during construction. Inspections are to occur before and after each storm event and once each

24-hour period during extended storm events. If any repairs are needed to BMPs, it will be logged and addressed on time of repair.

## **9.0 Spill Prevention and Control Reporting Requirements**

All spills will be reported to the proper local, state, and federal authorities pursuant to all applicable laws and regulations.

### **MINOR SPILLS**

Minor spills are those which are likely to be controlled by on-site personnel. In the event that a spill occurs immediate action will be taken to mitigate damage while simultaneously contacting local emergency response agencies. The following actions will occur upon discovery of a minor spill.

- Contain the spread of the spill
- If the spill occurs on paved or impermeable surfaces, clean up using “dry” methods (i.e., absorbent materials, cat litter, and/or rags).
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose affected soil.
- If the spill occurs during rain, cover the impacted area to avoid runoff
- If the spill occurs into the lake, the affected area will be contained if possible and absorbent pillows will be used to remove contaminants.

### **MAJOR SPILLS**

A major spill is not anticipated from the proposed construction. If a major spill occurs, every effort will be made by the trained on-site personnel to stop and mitigate the spill. Additionally the following emergency service providers will be called immediately.

- Nevada Department of Environment Protection (775) 687-4670
- Washoe County Department of Environmental Health (775) 328-2003
- Nevada Division of Emergency Management (775) 328-2003
- TRPA (775) 589-5250

## **10.0 Personnel Training**

The general contractor will conduct a site orientation related to spill prevention and stormwater pollution prevention for all personnel, including subcontractors. At a minimum, all superintendents and foremen should be aware of spill prevention

management practices, and understand the contents of the SPP, the permits, and their implementation strategies.

All personnel will go through a training session prior to starting work on this project. The training session will cover both safety and the SPP. The specifics of the SPP that are covered are: both major and minor spill response strategies, the control of toxic materials, practices for erosion and sediment control, and methods of spill prevention and control (i.e. secondary containment units). After the training session, all personnel are encouraged to ask questions on items they do not understand or wish to be covered in more detail. All maintenance, repair, monitoring, reporting, and inspection requirements of the SWPPP and the General Permit shall be conducted by trained personnel.

Contact information for the personnel responsible for conducting site inspections, installing BMPs, maintaining BMPs, and notifying all necessary agencies of all hazardous spills is:

Contractor/Project Managers:

Contractor: TBD

Project Contact

Abigail Edwards

Consultant:

Tahoe Land Planning, LLC

Christopher Edwards

(530)546-4402

Prepared by: Christopher Edwards

Date: 03/11/2024

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**SHEET INDEX:**

- T1 - TITLE SHEET & SITE PLAN
- C1 - PROPOSED PIER PLANS
- D1 - STRUCTURAL DETAILS
- D2 - BUOY EXHIBIT/ ELECTRICAL PLAN
- E1 - VISIBLE AREA - SCENIC EXHIBIT
- L1 - (P) LANDSCAPE PLAN

**PROJECT INFORMATION:**

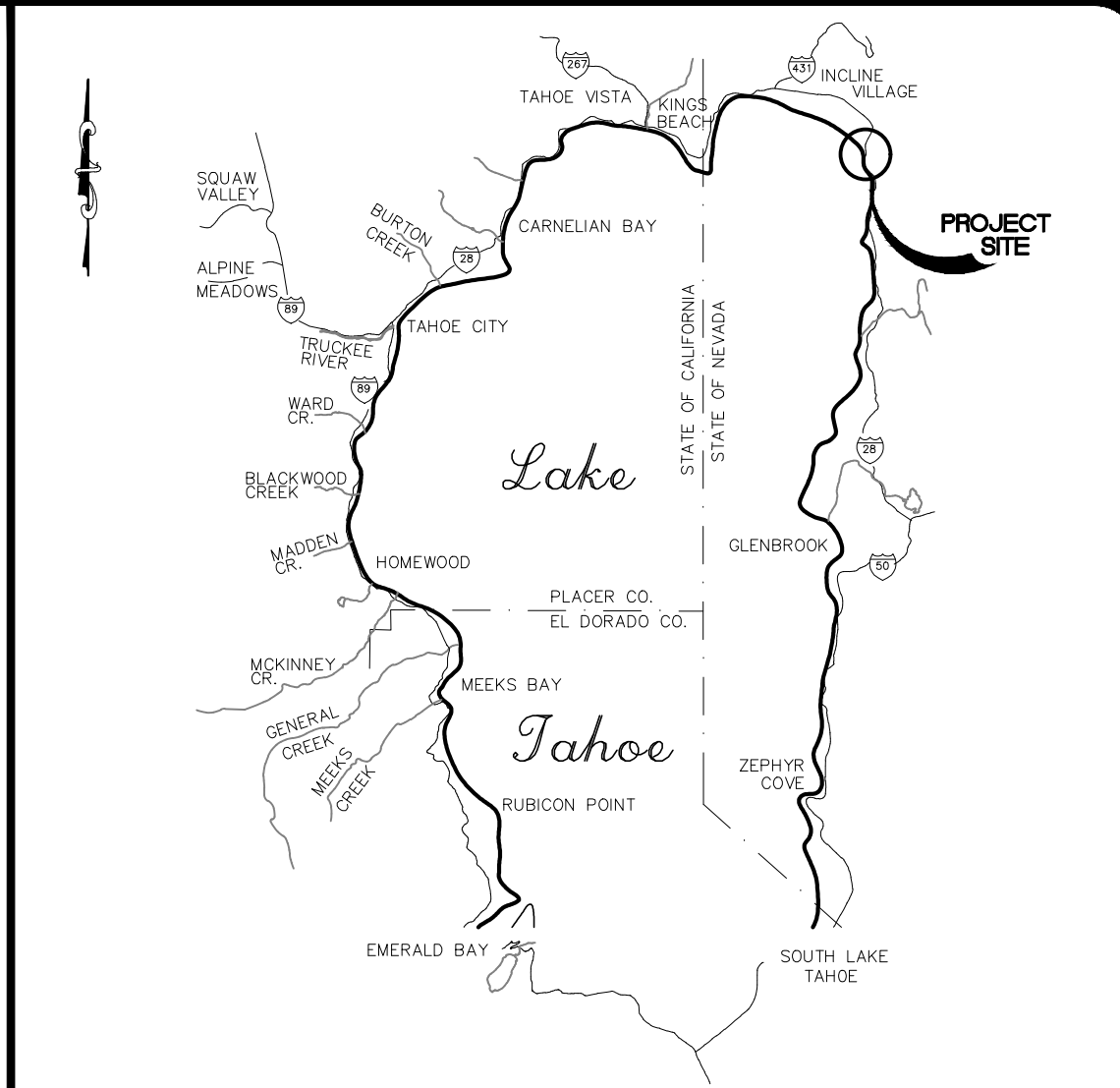
**OWNER:** JOHN AND ELLEN MILLER  
TRUSTEES OF THE MILLER FAMILY TRUST  
105 KING STREET  
LARKSPUR, CA 94939

**PLANNER:** TAHOE LAND PLANNING  
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:** 1705 LAKESHORE BLVD.  
INCLINE VILLAGE, NV 89451

# MILLER PIER RECONSTRUCTION PROJECT



**VICINITY MAP**  
NOT TO SCALE

**SURVEY/GENERAL NOTES:**

1. PIER DESIGN BASED ON TOPOGRAPHIC SURVEY THAT WAS PROVIDED BY 'LUMOS AND ASSOCIATES', JOB NUMBER 10229.000. FIELD WORK WAS PERFORMED ON NOVEMBER 11, 2020. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON. FERRELL CIVIL ENGINEERING WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THESE SURVEYS. CONTRACTOR SHALL VERIFY ALL ASPECTS OF DESIGN PRIOR TO BEGINNING OF WORK. IF CONFLICT ARISES IMMEDIATELY CONTACT F.C.E. FOR RE-DESIGN.
2. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/84. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002180001.
3. DATUM = LAKE TAHOE DATUM, EL. OF LAKE TAHOE ON NOV. 11, 2020 = 6225.81'
4. SURVEY REFERENCES: R1) AMENDED ROCKY POINT SUBDIVISION, MAP NO. T-236, DOCUMENT NO. G3G15, RECORDED OCTOBER 9, 1933, OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA. R2) RECORD OF SURVEY FOR STEINHEIMER ET. AL., MAP NO. 5167, DOCUMENT NO. 3775258, RECORDED JUNE 25, 2009, OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA. R3) RECORD OF SURVEY FOR GORDON ET. AL., MAP NO. 5482, DOCUMENT NO. 4213101, RECORDED MARCH 11, 2013, OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA. R4) STATE OF NEVADA RIGHT OF WAY PLANS DATED JUNE 19 1996, PROJECT NO. FFH-1-1(1).
5. NO INVESTIGATION CONCERNING THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY. CONTRACTOR TO BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT PRIOR TO BEGINNING OF WORK, EVEN ON PRIVATE PROPERTY.
6. 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 ENGINEER'S DIRECTION AND DETAIL 6/D1.
7. PIER PILING: STRUCTURAL STEEL AND CATWALK SHALL ALL BE A MATTE MEDIUM TO DARK GRAY, OR OTHER DARK COLOR CONSISTENT WITH THE COLOR PHOTOGRAPHS SUBMITTED WITH THE APPLICATION MATERIALS.
8. BOULDER LOCATION AND ELEVATIONS WERE DEPICTED FROM VARIOUS SOURCES AND SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL CONFIRM MEASUREMENTS ON SITE PRIOR TO BEGINNING WORK. IF CONFLICT ARISES IMMEDIATELY CONTACT F.C.E. FOR RE-DESIGN.

**TRPA NOTES:**

1. CONTRACTOR TO HAVE THE APPROVED TRPA PERMIT AND STAMPED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
2. CONTRACTOR SHALL COMPLY WITH THE TRPA SPECIAL AND STANDARD CONDITIONS OF APPROVAL SET FORTH IN THE PERMIT.
3. LOCATION OF UNDERGROUND UTILITIES WAS NOT A PART OF THIS DESIGN.
4. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION, EVEN ON PRIVATE PROPERTY.
5. THERE WILL BE NO STORAGE OF CONSTRUCTION MATERIALS IN THE SHOREZONE (INCLUDING THE BACKSHORE), EXCEPT ON EXISTING HARD LAND COVERAGE.
6. 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.
7. 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 PILING. 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.
8. 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.

**ALLOWED PIER MASSING CALCULATIONS**

EXISTING PIER DIMENSIONS	(feet/in.)	(feet)
Pier length (to HWL)	24'-6"	24.50
Width of pier head and Catwalk	13'-0"	13.00
Decking height with joists	9"	0.75
Girders depth	6"	0.50
Pile height (visible at 6.226' lake level)	4'-8"	4.67
Pile width	10-3/4"	0.90

EXISTING PIER VISUAL MASS	(sq. ft.)
Decking/framing: 24.5' x 0.75' (side) =	18.38
Decking/framing: 13' x 0.75' (front) =	9.75
Steel piles: 0.9' x 4.67' x 4 piles (side) =	25.22
Steel Piles: 0.9' x 4.67' x 4 piles (front) =	16.81
Steel Girders: 0.05 SF x 3 (side) =	0.15
Steel Girders: 0.5' x 13' (front) =	6.50
Catwalk/Access ladder: (9.75 SF)+(ladder 4.16 SF) =	13.91
<b>Total Existing Visual Massing:</b>	<b>90.72</b>

PROPOSED PIER DIMENSIONS	(feet/in.)	(feet)
Pier length (to HWL)	65'-0"	65.00
Width of pier head and Catwalk	13'-0"	13.00
Decking height with joists	9"	0.75
Girders depth	6"	0.50
Pile height (visible at 6.226' lake level)	8'-9"	6.75
Pile width	10-3/4"	0.90

PROPOSED PIER VISUAL MASS	(sq. ft.)
Decking/framing: 65' x 0.75' (side) =	48.75
Decking/framing: 13' x 0.75' (front) =	9.75
Steel piles: 0.9' x 6.75' x 6 piles (side) =	36.45
Steel Piles: 0.9' x 6.75' x 2 piles (front) =	12.15
Steel Girders: 0.05 SF x 7 (side) =	0.35
Steel Girders: 0.5' x 13' (front) =	6.50
Catwalk/Ramp: (19' x 0.75')+(5.5' x 3') =	30.75
<b>Total Proposed Visual Massing:</b>	<b>144.70</b>
<b>Total Allowed Visual Massing:</b>	<b>220.00</b>

**VISIBLE PIER MASSING TO BE MITIGATED**

PROPOSED PIER VISUAL MASS	(sq. ft.)
Decking/framing: 65' x 0.75' (side) =	48.75
Decking/framing: 13' x 0.75' (front) =	9.75
Steel piles: 0.9' x 6.75' x 6 piles (side) =	36.45
Steel Piles: 0.9' x 6.75' x 2 piles (front) =	12.15
Steel Girders: 0.05 SF x 7 (side) =	0.35
Steel Girders: 0.5' x 13' (front) =	6.50
Catwalk/Guardrail/Ramp: (9.99)+(19' x 0.75')+(5.5' x 3') =	40.74
Fender piles: ((0.29' x 6' x 3)+(0.29' x 6' x 1)) =	6.96
Swim ladder: (3.33' ladder strainers + 0.83' rungs)	4.16
One New 12,000 lbs Boat Lift (@ 83 SF) =	83.00
<b>Total Visual Massing to be Mitigated:</b>	<b>248.81</b>

**SQUARE FEET OF MITIGATION REQUIRED**

Visually Modified Scenic Character Type (1.2 scenic mitigation req.)	(248.81 SF - 90.72 SF) x 2 =	316
<b>Total Mitigation Required (sq. ft.):</b>		<b>316</b>

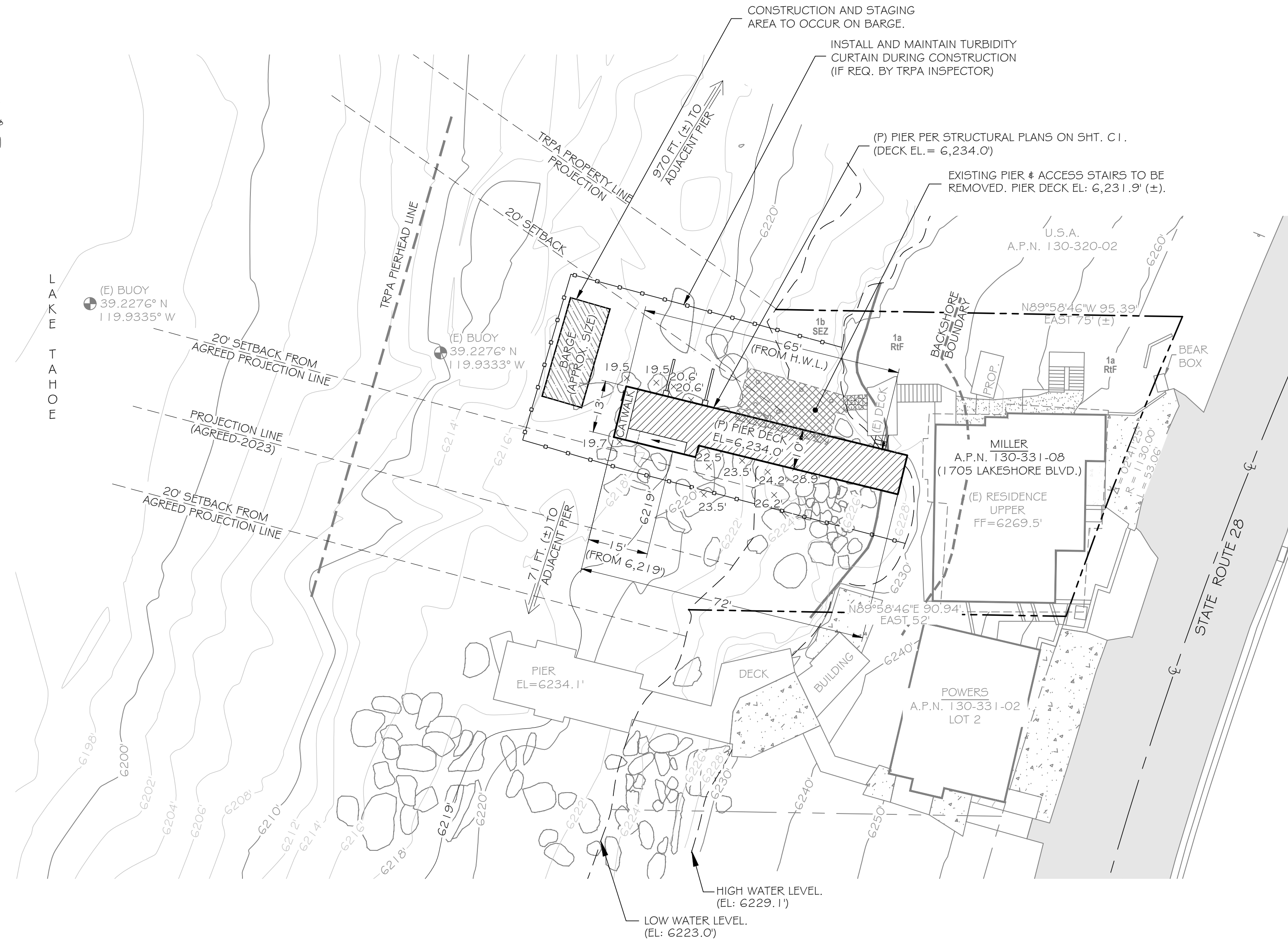
**LAKE BOTTOM DISTURBANCE CALCULATIONS:**

AREA OF DISTURBANCE RESULTING FROM INSTALLATION OF 12-(10-3/4" DIA.) PILING (0.64 X 12)	7.7 SQ. FT.
LAKE BOTTOM CREDIT FROM REMOVAL OF 4-(10-3/4" DIA.) PILING (0.64 X 4)	- 2.6 SQ. FT.
LAKE BOTTOM CREDIT FROM REMOVAL OF (1) BUOY BLOCK (10 SF)	- 10.0 SQ. FT.
<b>TOTAL LAKE BOTTOM DISTURBANCE CREDIT:</b>	<b>4.9 SQ. FT.</b>

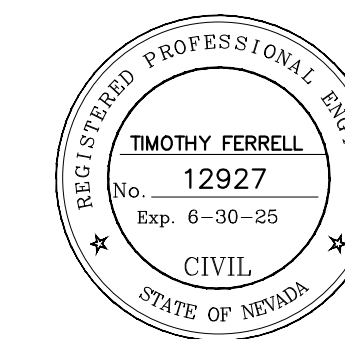
**Call Two Working Days Before You Dig!**



**Dig Safely. Dig Safely. CALL: 811**



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



DRAWN BY: KSL	DESIGN BY: KSL
CHECKED BY: TKF	DWG: P:PIERS\MILLER.dwg

REVISION	DATE	DESCRIPTION	APPROVED	DATE

**Ferrell Civil Engineering**

CA #C 55546 NV #12927  
P.O. Box 361, Tahoe Vista, CA 96148  
ferrell@fcivil.com

ph: 530.546.2752  
fax: 530.546.4469

1705 LAKESHORE BLVD.

**TITLE SHEET/SITE PLAN**

WASHOE COUNTY

A.P.N: 130-331-08

DATE: OCTOBER 19, 2023

SCALE: 1"=20'

NEVADA

W.O. NO. MILLER PIER

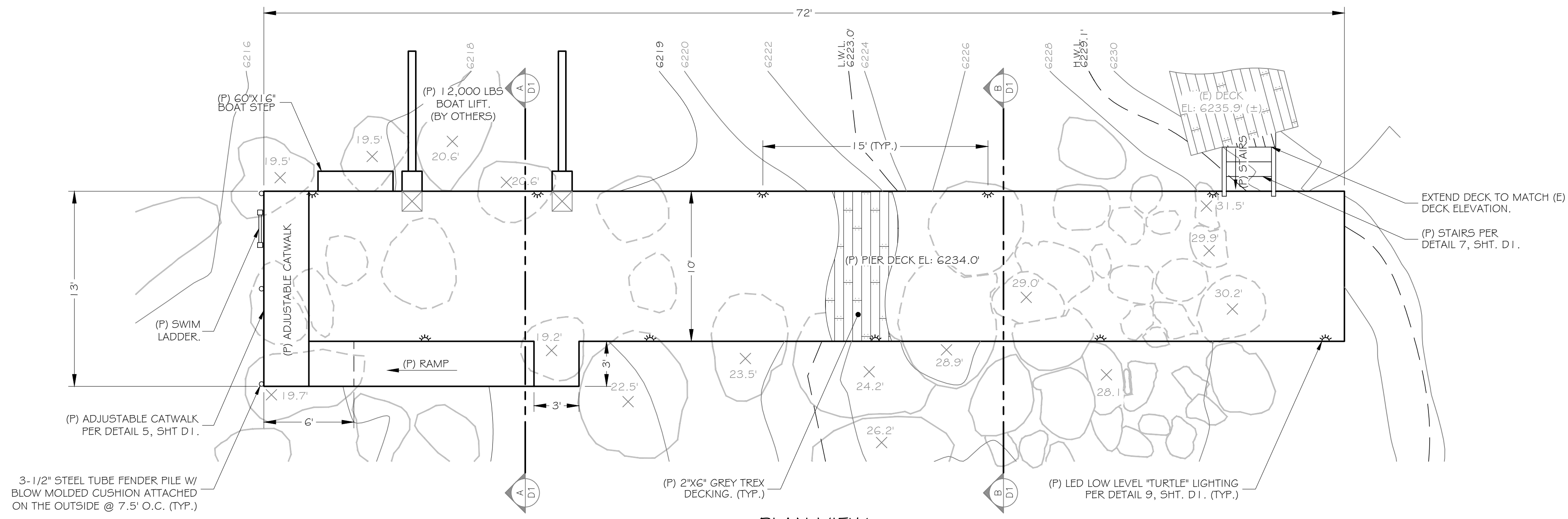
SHEET

**T1**

OF

**6**

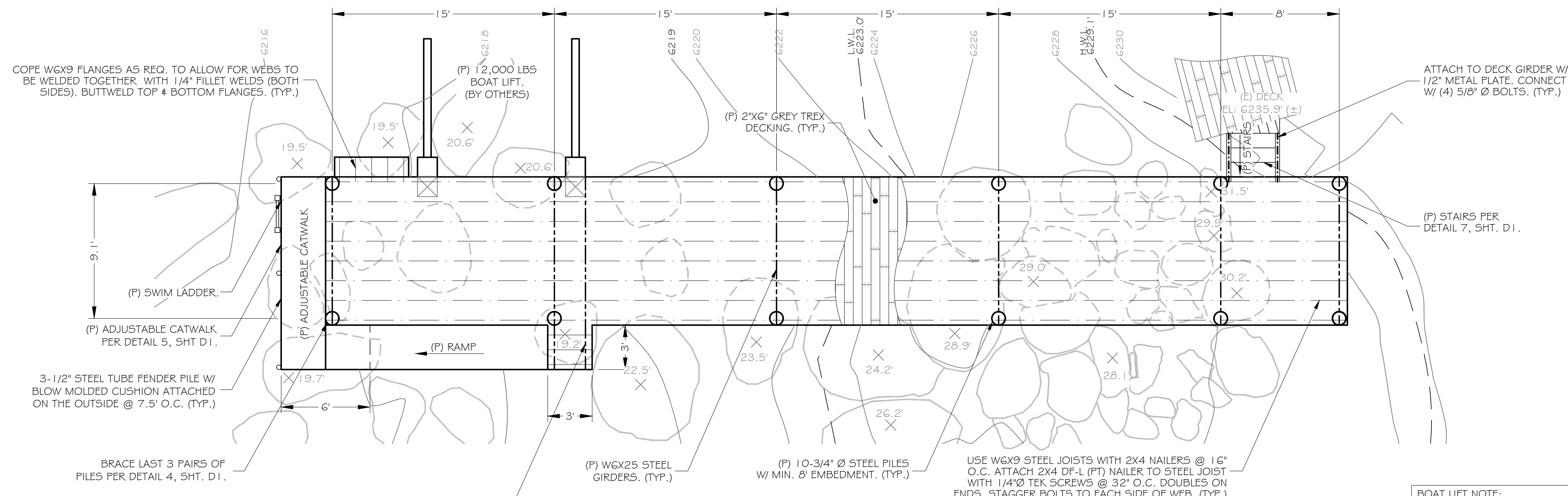
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PLAN VIEW

SCALE: 1"=5'-0"

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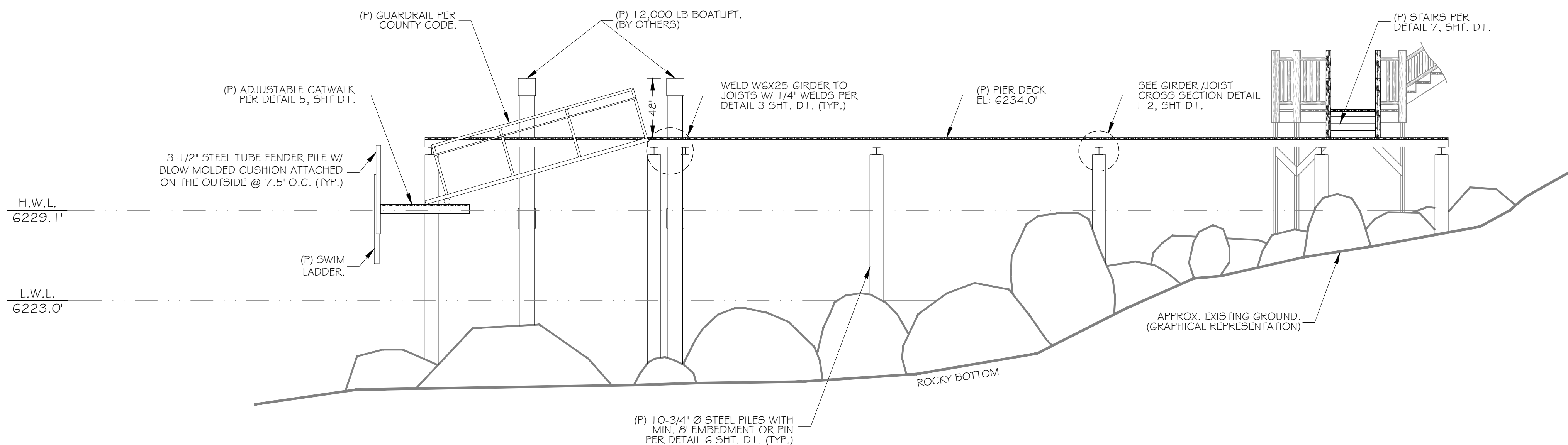


FRAMING PLAN VIEW

SCALE: 1"=5'-0"

CONSTRUCTION NOTE:  
 CONTRACTOR CAN RELOCATE PILES UP TO 3' TO ALLOW PINNING TO SUITABLE ROCK.  
 MAXIMUM PILE SPACING = 17'.  
 IF PILES CANNOT BE DRIVEN DUE TO SITE CONDITIONS CONTRACTOR TO PIN PILE TO  
 ROCK PER DETAIL 6, SHEET D.1.

BOAT LIFT NOTE:  
 BOAT LIFT PILES SHALL NOT BE PINNED. IF SITE CONDITIONS DO NOT ALLOW FOR  
 DRIVING PILES, CONTRACTOR SHALL CONTACT F.C.E. FOR ADDITIONAL ANCHORING &  
 BRACING DESIGN. (TYP.)



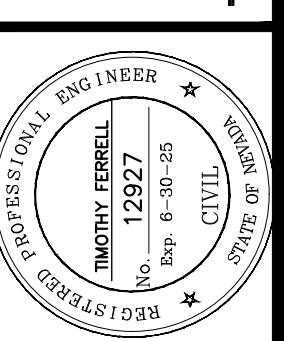
SOUTH ELEVATION VIEW

SCALE: 1"=5'-0"

REV.	DATE	DESCRIPTION	APPROVED DATE
1			
2			
3			
4			

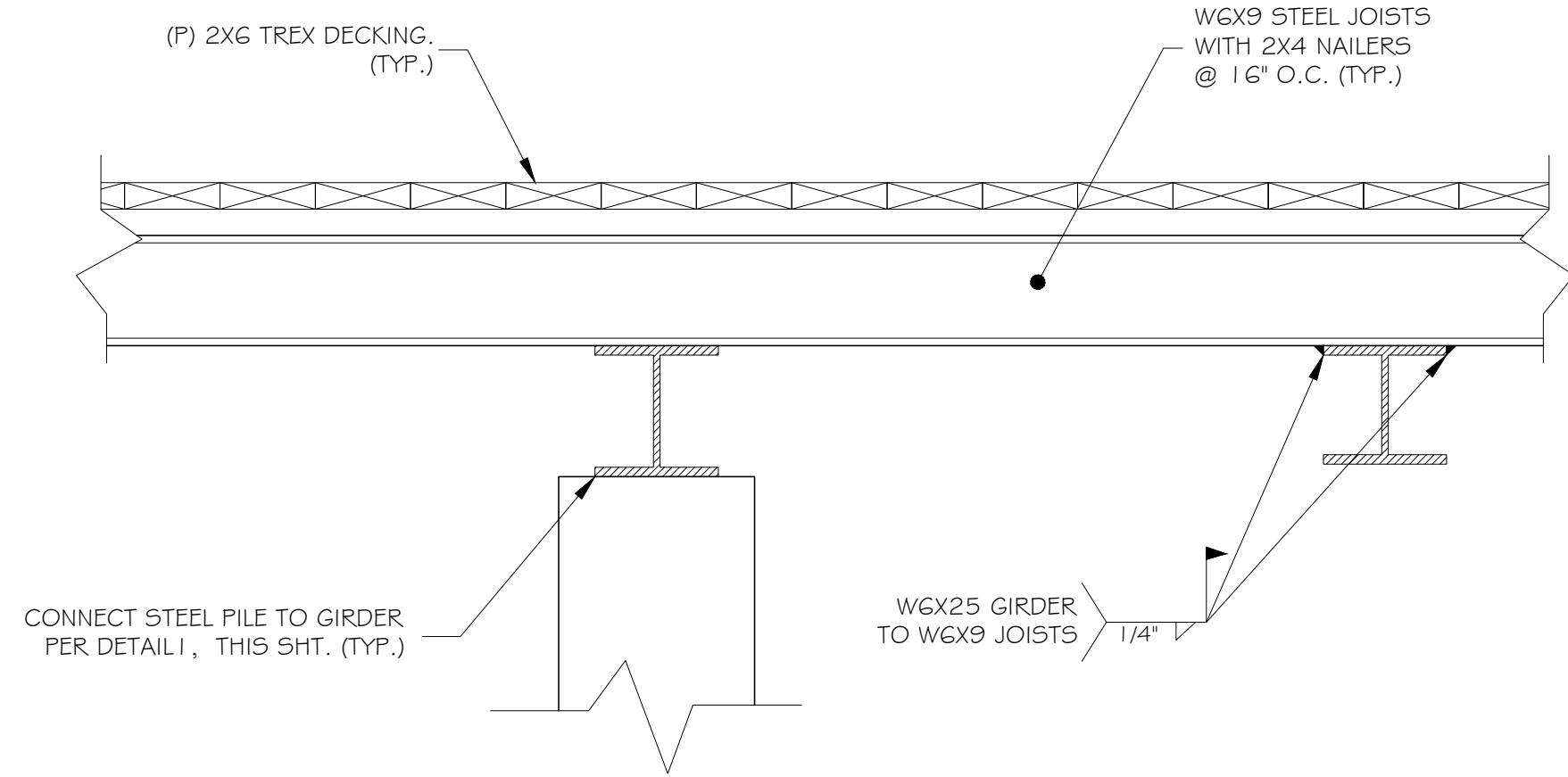
COMP.: FCE  
 DESIGN: KSL  
 PRJ. ENG.: TKF  
 WORK ORDER:  
 SCALE: HORIZONTAL:  
 VERTICAL:  
 CAD:

DATE: OCTOBER 19, 2023  
 CA #C 55546 NY #12927  
 P.O. Box 381, Tahoe Vista, CA 96148  
 ferrell@ferrell.com  
 ph. 530.548.2752  
 fax. 530.548.4469



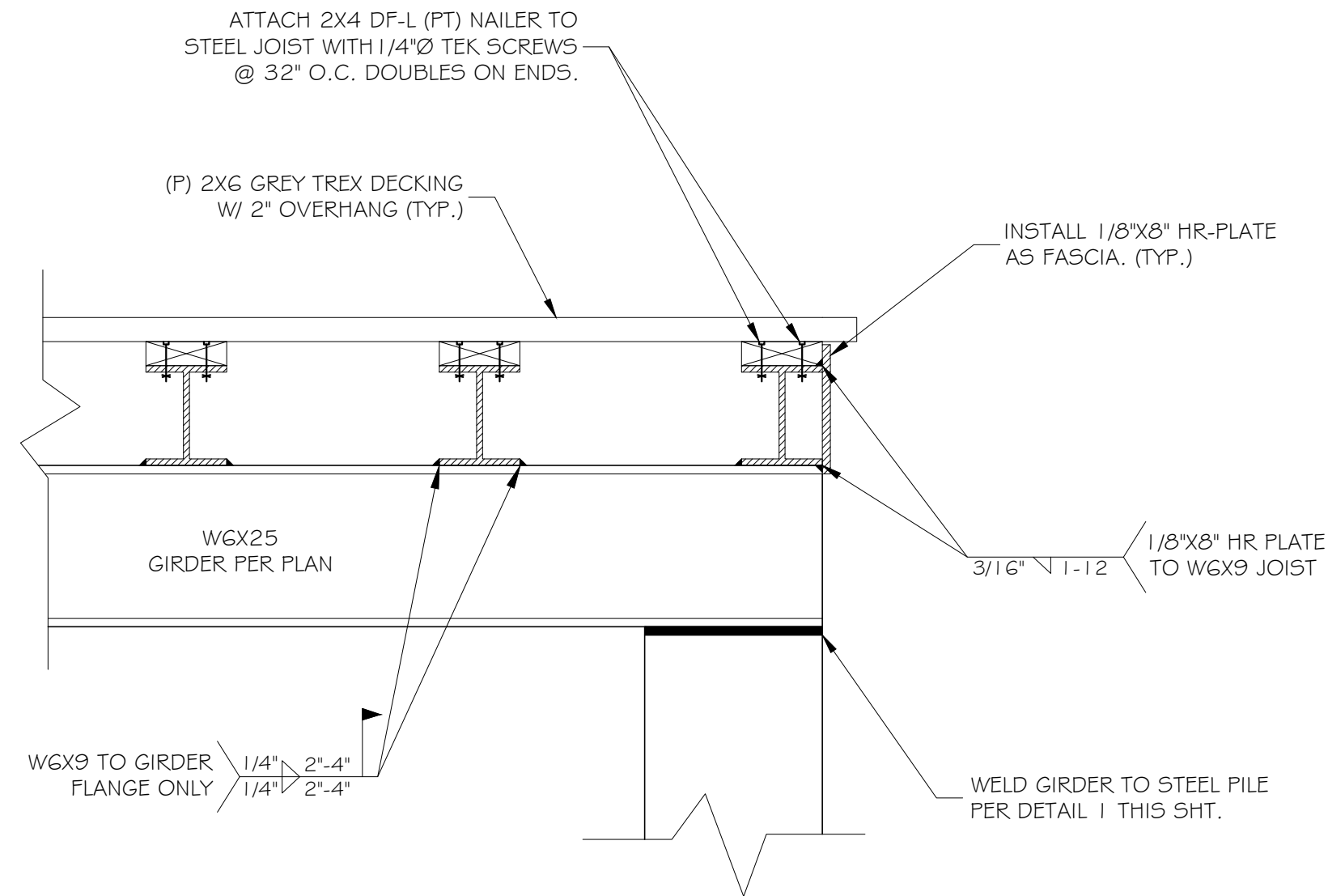
PROPOSED PIER PLANS  
 MILLER PIER RECONSTRUCTION PROJECT  
 1705 LAKESHORE BLVD.  
 INCLINE VILLAGE, NV  
 A.P.N.: 130-331-08





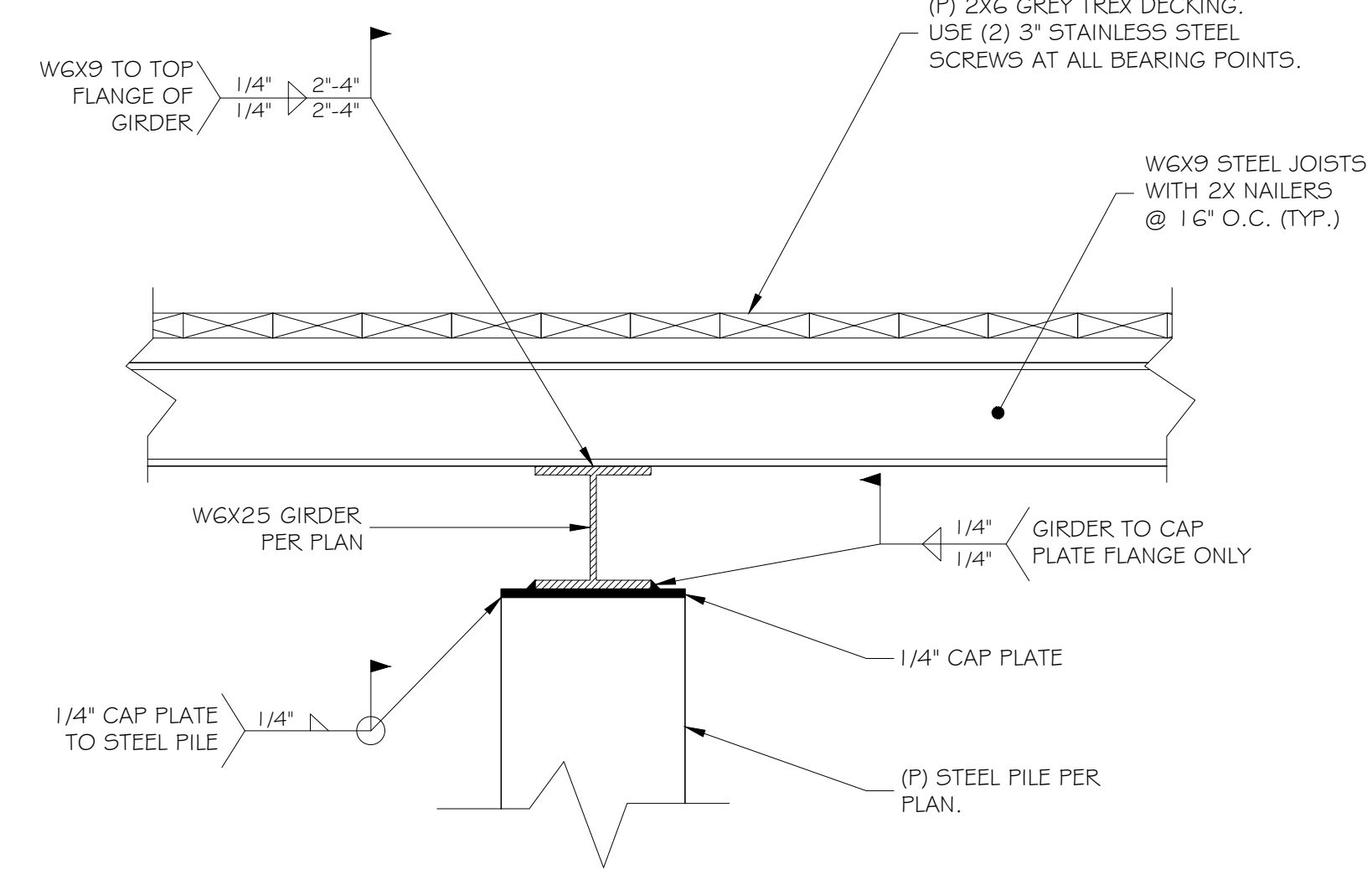
3 GIRDER/CANTILEVER CONNECTION

N.T.S.



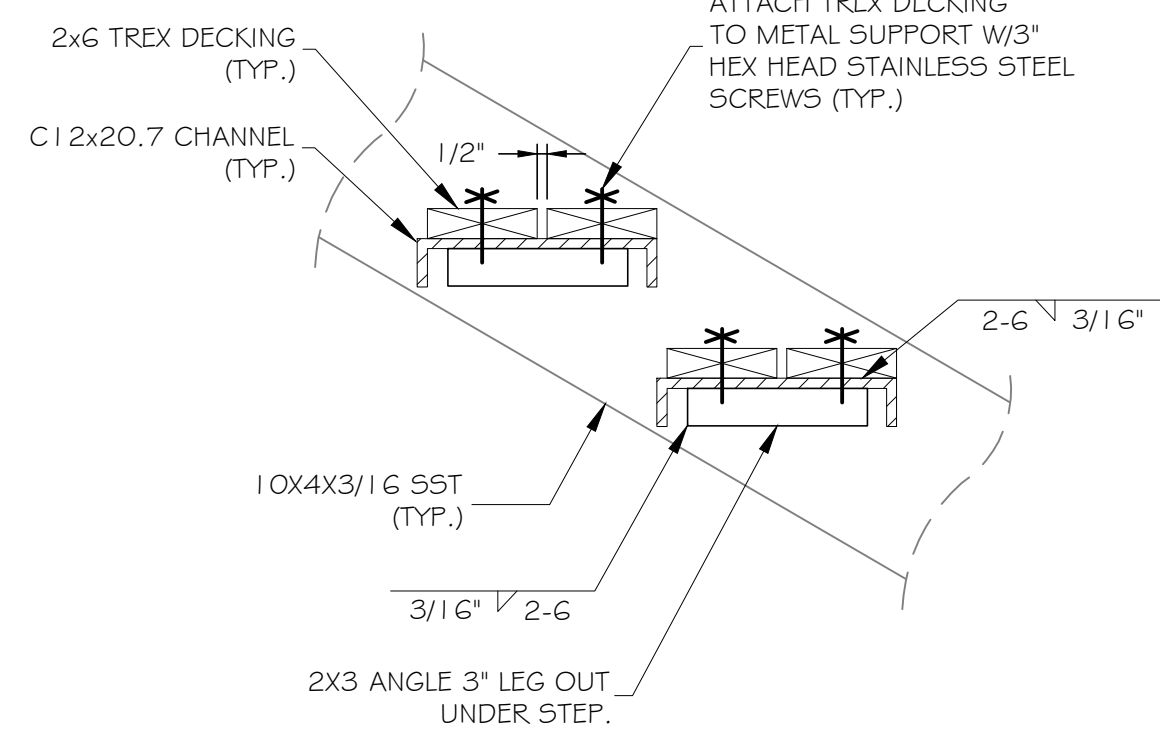
2 CONNECTION DETAIL

N.T.S.



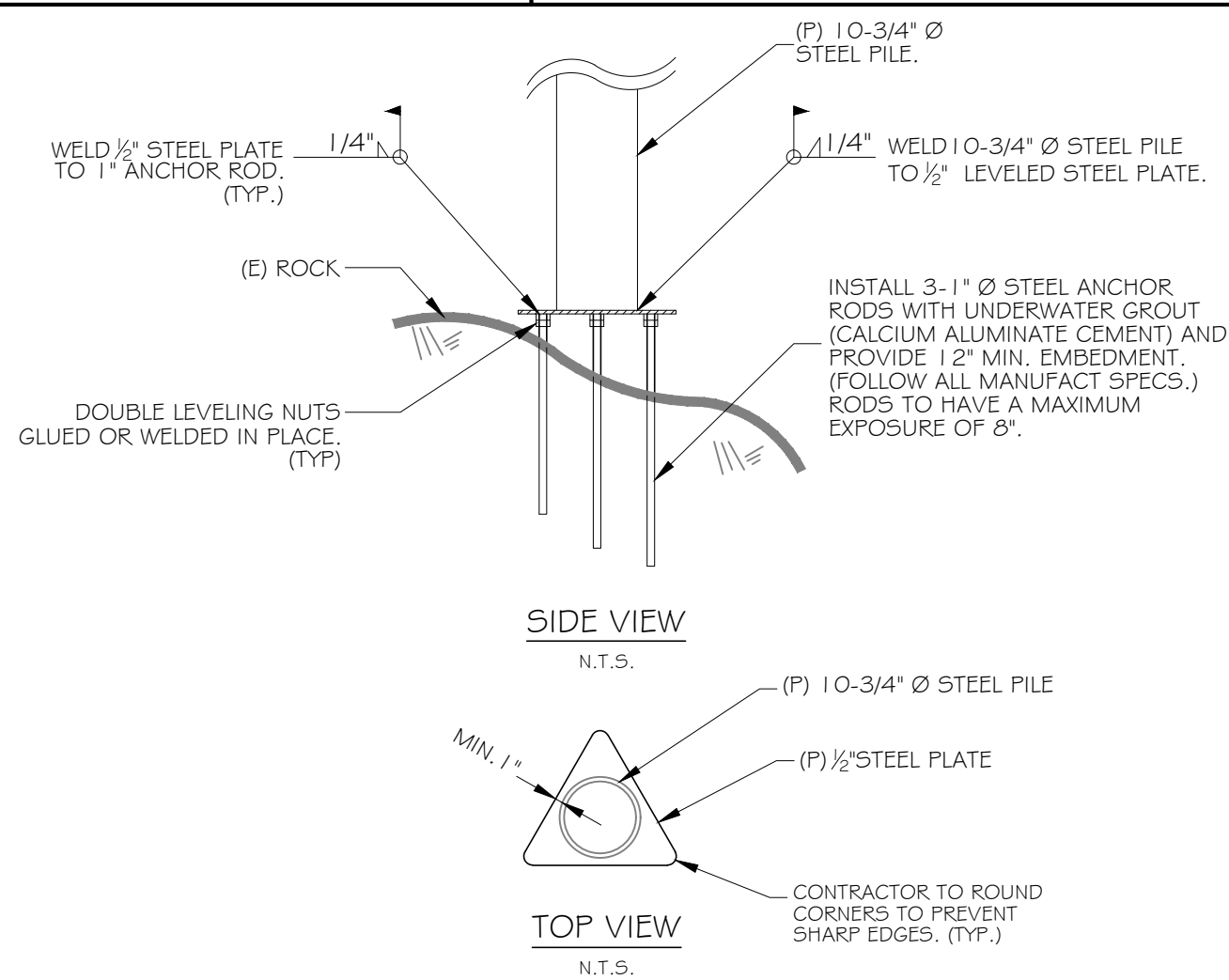
1 GIRDER/JOIST CROSS SECTION

N.T.S.



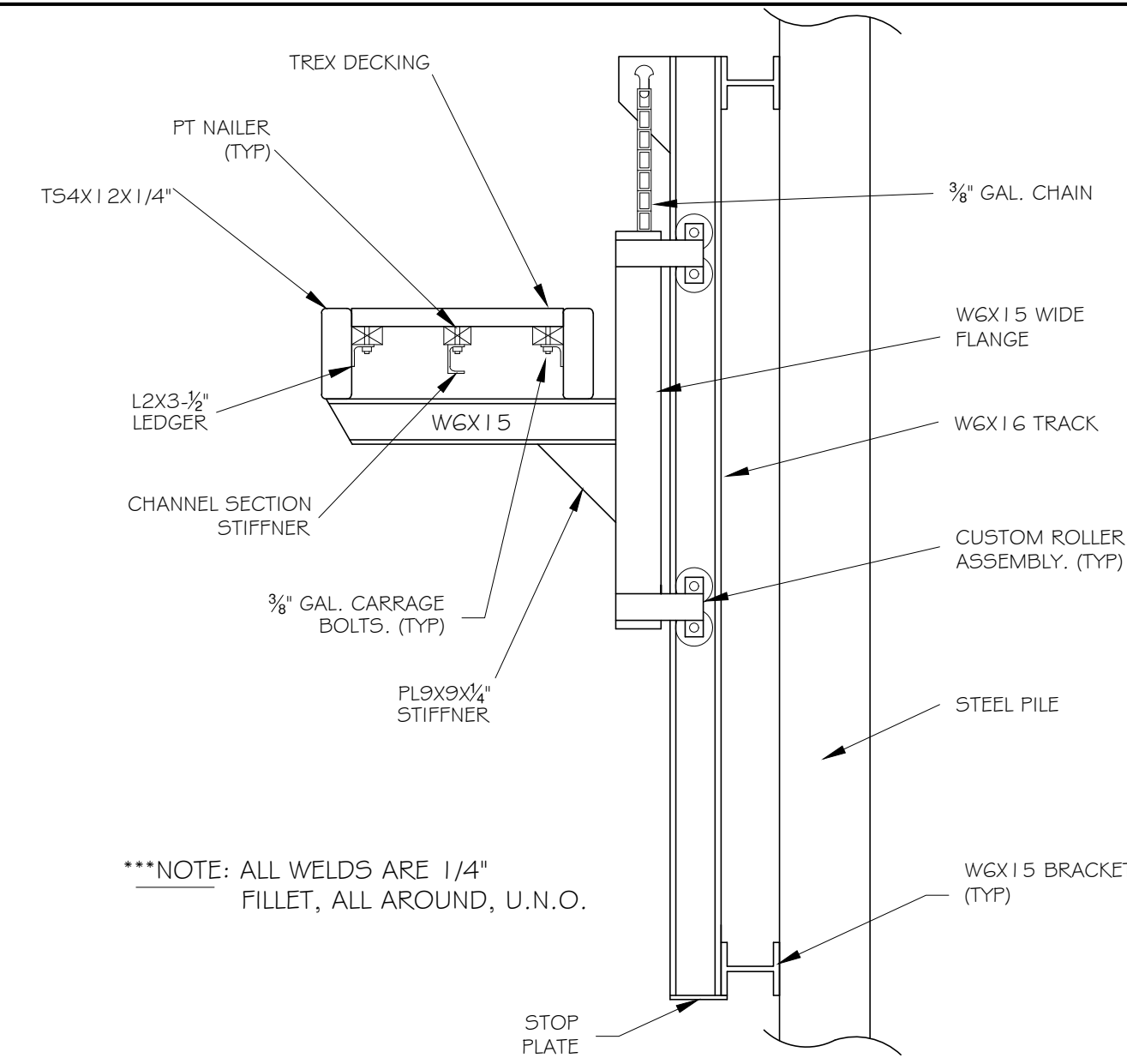
7 STAIR DETAIL (GENERAL DETAIL)

N.T.S.



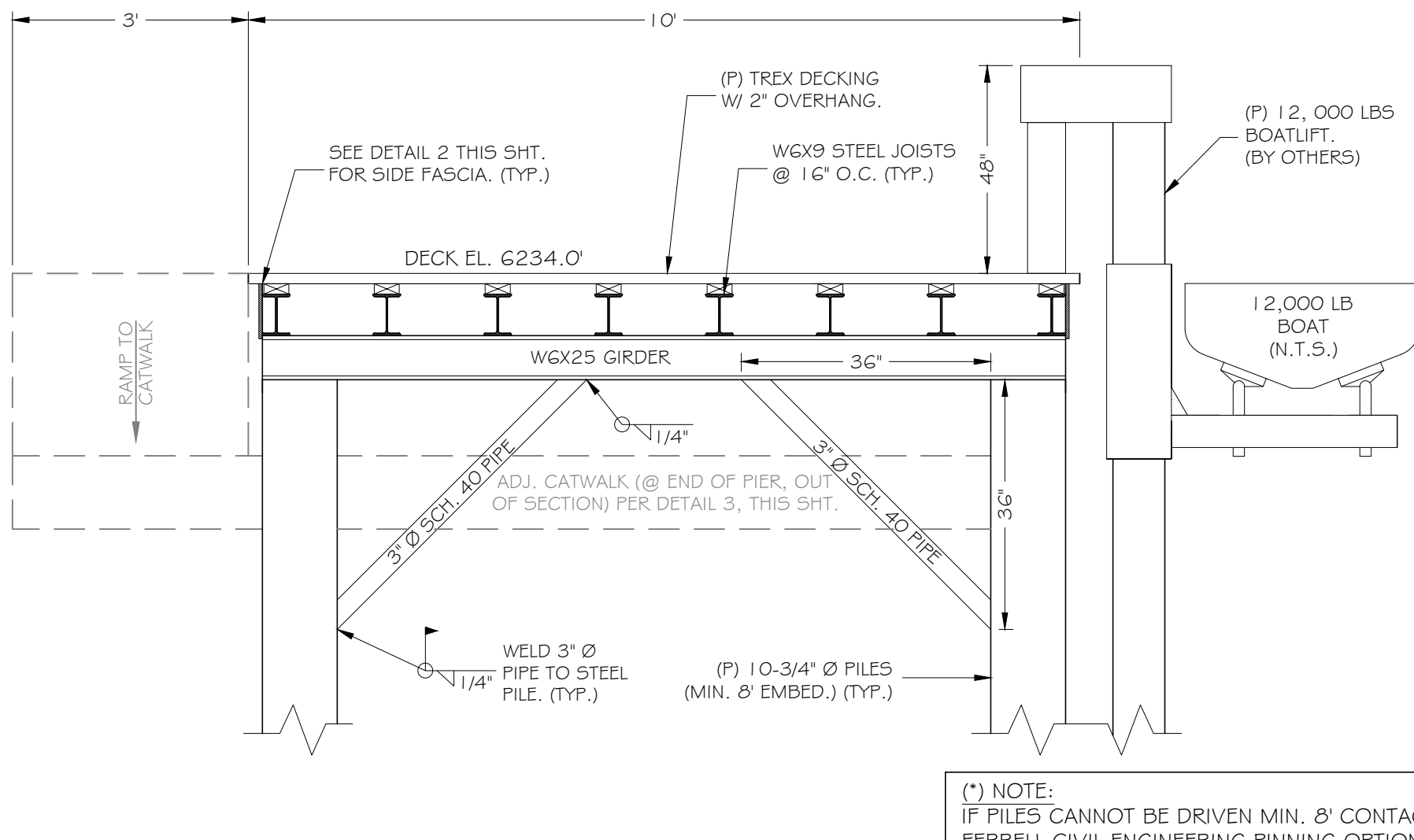
6 PILE PIN CONNECTION DETAIL

N.T.S.



5 ADJUSTABLE CATWALK DETAIL (GENERAL DETAIL)

N.T.S.



4 SECTION "A-A"

N.T.S.

**TURTLE LIGHT - GH-0406**

\*SEE MANUFACTURER FOR MORE INFO.

FRONT VIEW

MATERIALS:  
CAST ALUMINUM  
(ALSO AVAILABLE IN BRASS)

LAMP:  
LO020 (STANDARD)

**MOUNTING:**  
DIRECT SURFACE MOUNT (STANDARD)  
-HAS PROVISION FOR TWO 1/2\"/>

**SOCKET:**  
CERAMIC G4 BI-PIN

TOP VIEW

**FINISH:**  
GH-0406 -1 (BLACK), -7 (WEATHERED IRON) (STANDARD POLYESTER POWDER COAT)  
GH-0406 -2 (NATIVE GREEN), -3 (TAN), -4 (BRONZE), -8 (SANDSTONE), -9 (EARTHTONE), -W (WHITE), -AV (ANTIQUÉ VERDE), -VP (VERDE POWDER) (OPTIONAL POLYESTER POWDER COAT: ADDITIONAL CHARGE)  
GH-0406BR BRASS

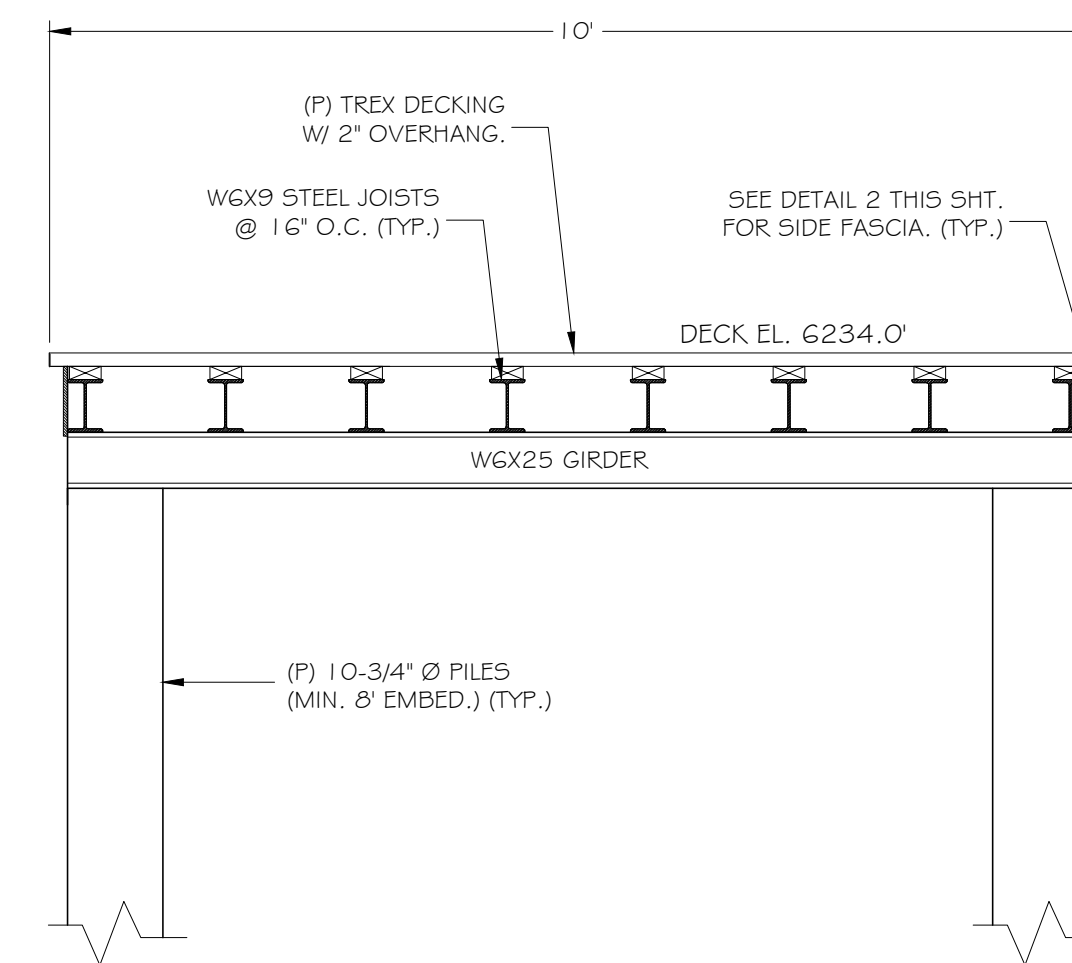
**NOTE:**  
THIS IS A GENERAL LIGHT DETAIL. CONTRACTOR TO CONFIRM WITH OWNER LIGHT TYPE & MOUNTING LOCATIONS BEFORE BEGINNING OF WORK. (TYP.)

5-3/4"

5"

9 LOW LEVEL LED LIGHT DETAIL (GENERAL DETAIL)

N.T.S.



8 SECTION "B-B"

N.T.S.

APPROVED DATE		DESIGN: KSL		REVISIONS		DATE: OCTOBER 19, 2023
REV.	DATE	DESCRIPTION	PRJ. NO.	PRJ. ENG.	TJF	
COMP.: ECE	DESIGN: KSL	WORK ORDER:	SCALE: N/A	VERTICAL:	CAD:	
DRWN: KSL	PRJ. ENG.: TJF	SCALE: N/A	VERTICAL:	CAD:	DATE: OCTOBER 19, 2023	

**Ferrell Civil Engineering**

CA #C 55646 NV #12927  
P.O. Box 391, Tahoe Vista, CA 96148  
tel: 530 548 2762  
fax: 530 548 4469  
ferrell@ferrell.com

**STRUCTURAL DETAILS**

**MILLER PIER RECONSTRUCTION PROJECT**

INCLINE VILLAGE, NV  
A.P.N.: 130-331-08  
1705 LAKESHORE BLVD.

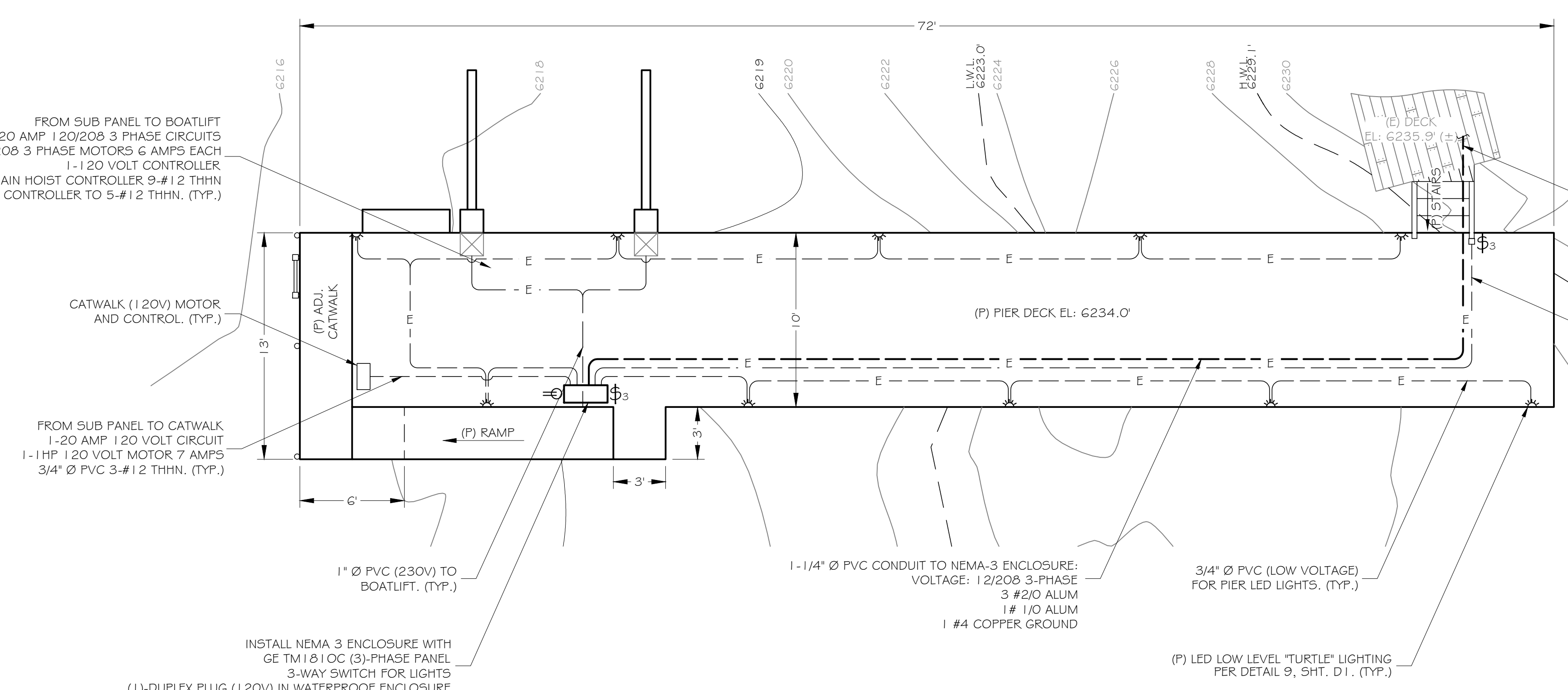
D1

FROM SUB PANEL TO BOATLIFT  
 2-20 AMP 120/208 3 PHASE CIRCUITS  
 2-4HP 208 3 PHASE MOTORS 6 AMPS EACH  
 1-120 VOLT CONTROLLER  
 1" Ø PVC FROM PANEL TO MAIN HOIST CONTROLLER 9-#12 THHN.  
 1" Ø PVC FROM MAIN HOIST CONTROLLER TO SLAVE CONTROLLER TO 5-#12 THHN. (TYP.)

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CATWALK (120V) MOTOR  
AND CONTROL. (TYP.)

FROM SUB PANEL TO CATWALK  
 1-20 AMP 120 VOLT CIRCUIT  
 1-1HP 120 VOLT MOTOR 7 AMPS  
 3/4" Ø PVC 3-#12 THHN. (TYP.)



CONNECT TO UPLAND POWER  
PER COUNT CODES. (TYP.)

SWITCH LEG (120V)

1" Ø PVC (230V) TO  
BOATLIFT. (TYP.)

1-1/4" Ø PVC CONDUIT TO NEMA-3 ENCLOSURE;  
VOLTAGE: 120/208 3-PHASE  
3 #2/O ALUM  
1# 1/O ALUM  
1 #4 COPPER GROUND

3/4" Ø PVC (LOW VOLTAGE)  
FOR PIER LED LIGHTS. (TYP.)

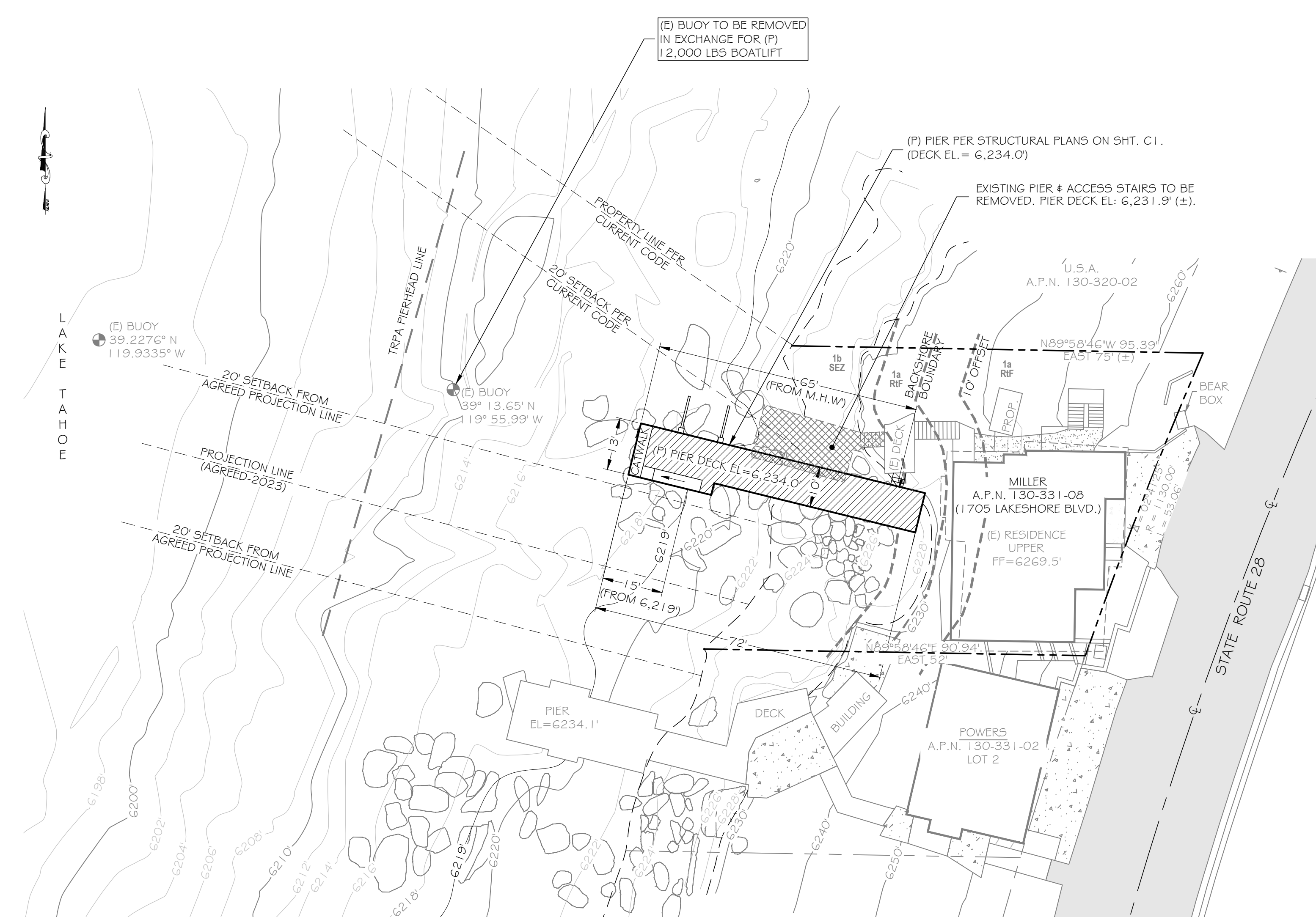
(P) LED LOW LEVEL "TURTLE" LIGHTING  
PER DETAIL 9, SHT. D.1. (TYP.)

INSTALL NEMA 3 ENCLOSURE WITH  
GE TM1810C (3)-PHASE PANEL  
3-WAY SWITCH FOR LIGHTS  
(1)-DUPLEX PLUG (120V) IN WATERPROOF ENCLOSURE

**ELECTRICAL PLAN**  
 SCALE: 1"=5'-0"

**COVERAGE CALCULATIONS**

ALLOWABLE COVERAGE				APN: 130-331-08
AREA OF LOT (TO H.W.L.) INCLUDING PUBLIC EASEMENT AREA				5,370 SF (0.1232 ACRES)
R&F (1a) INCLUDES BACKSHORE SEZ (1a)	4.91 1 SF @ 1%	=	49 SF	
	459 SF @ 1%	=	5 SF	
TOTAL ALLOWED COVERAGE:				54 SF
EXISTING COVERAGE				
CLASS:	R&F (1a)	BACKSHORE (1b)	TOTAL	
RESIDENCE	1,468 SF	0 SF	1,468 SF	
DECK/STAIRS	419 SF	86 SF	505 SF	
ROCK	230 SF	0 SF	230 SF	
CONCRETE	102 SF	0 SF	102 SF	
TOTAL EXISTING:				2,219 SF
TOTAL OFFSITE COVERAGE:				690 SF
PROPOSED COVERAGE				
CLASS:	R&F (1a)	BACKSHORE (1b)	TOTAL	
RESIDENCE	1,468 SF	0 SF	1,468 SF	
DECK/STAIRS	419 SF	78 SF	497 SF	
ROCK	230 SF	0 SF	230 SF	
CONCRETE	102 SF	0 SF	102 SF	
PIER ACCESS STAIRS	0 SF	0 SF	0 SF	
TOTAL PROPOSED:				2,219 SF
BANKED COVERAGE:				0 SF
TOTAL OFFSITE COVERAGE:				690 SF



NOTE:  
 CONTRACTOR TO CONFIRM BUOY OWNERSHIP  
 ON SITE PRIOR TO REMOVAL. (TYP.)

**BUOY EXHIBIT**  
 SCALE: 1"=20'-0"

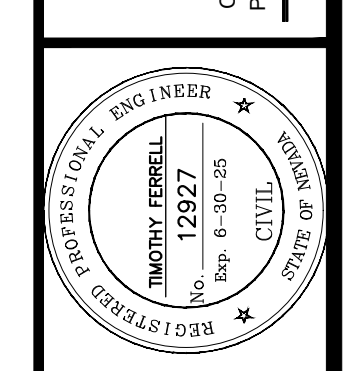
REV.	DATE	DESCRIPTION	APPROVED DATE
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2			
3			
4			

COMP.: ECE DESIGN: KSL  
 DRWN: KSL PRJLENG: TKF

WORK ORDER:  
 SCALE: AS SHOWN  
 VERTICAL:  
 CAD:

DATE: OCTOBER 19, 2023

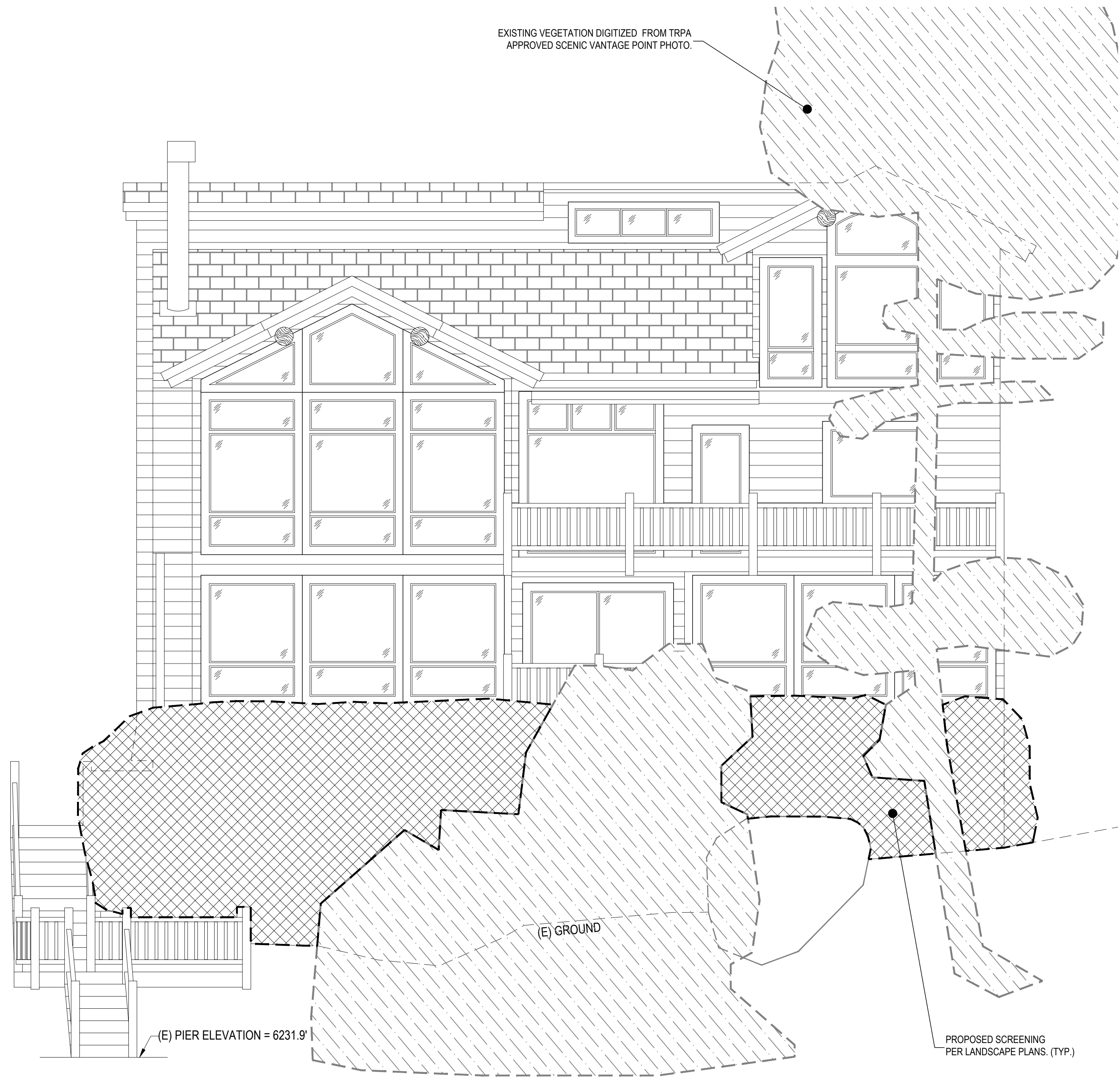
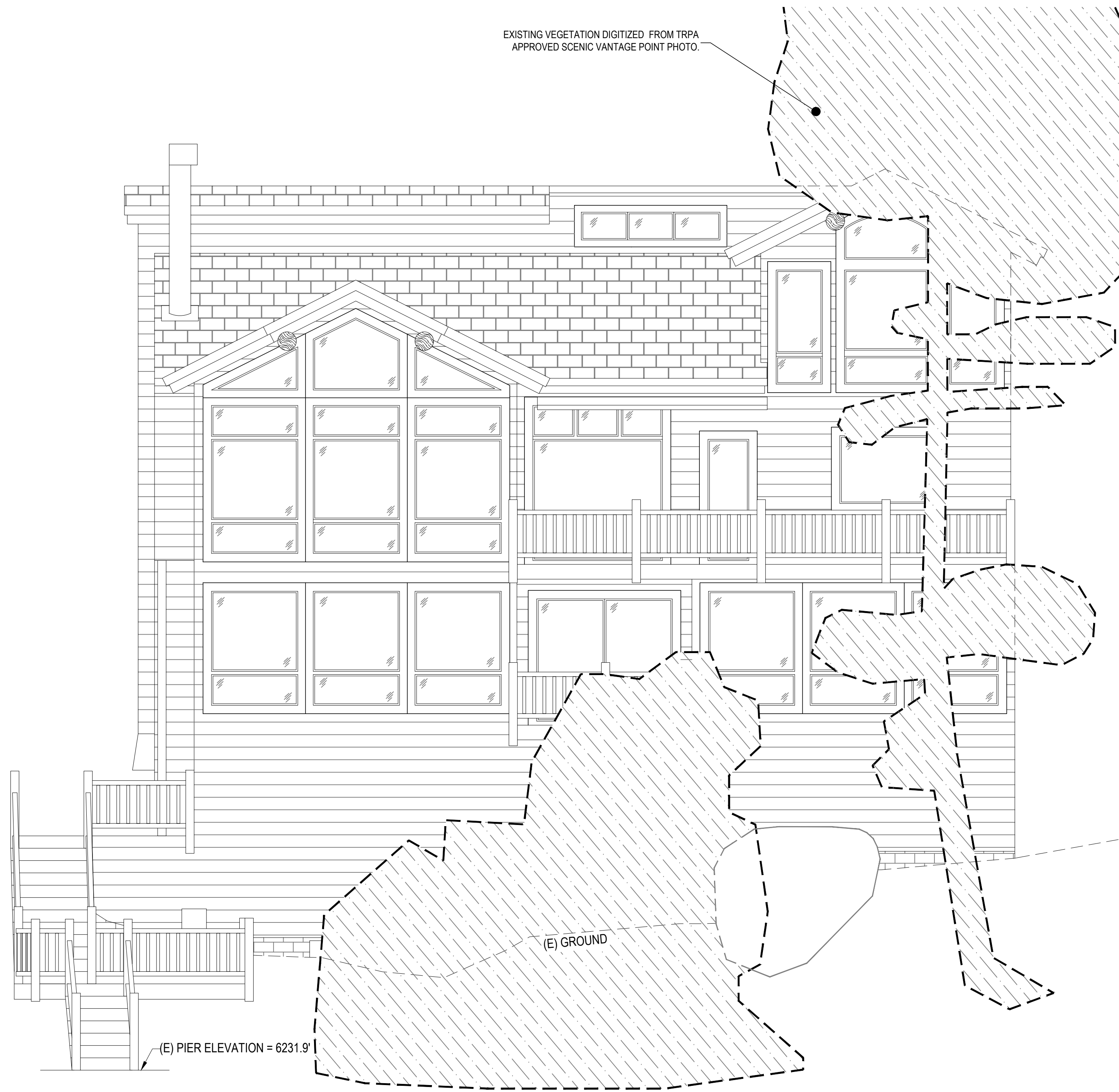
CA#C 55646 NV#12927  
 P.O. Box 381, Tahoe Vista, CA 96148  
 ph. 530.548.2762  
 fax. 530.548.4469  
 ferrell@ferrell.com



**BUOY EXHIBIT & ELECTRICAL PLAN**  
**MILLER PIER RECONSTRUCTION PROJECT**  
 1705 LAKESHORE BLVD.  
 INCLINE VILLAGE, NV  
 A.P.N.: 130-331-08

(E) VISIBLE AREA-RESIDENCE	
TOTAL PERIMETER	225 LF
VISIBLE PERIMETER	166 LF
LAKEFRONT FACADE	1,966 SF
SCREENED AREA	360 SF
VISIBLE AREA	1,606 SF

(P) VISIBLE AREA-RESIDENCE	
TOTAL PERIMETER	225 LF
VISIBLE PERIMETER	120 LF
LAKEFRONT FACADE	1,966 SF
SCREENED AREA	676 SF
VISIBLE AREA	1,290 SF



APPROXIMATE HIGH WATER ELEVATION = 6229.9'

APPROXIMATE HIGH WATER ELEVATION = 6229.9'

**EXISTING VISIBLE AREA**  
 APN: 130-331-08 (MILLER)  
 (SCALE: 1/4" = 1'-0")

**PROPOSED VISIBLE AREA**  
 APN: 130-331-08 (MILLER)  
 (SCALE: 1/4" = 1'-0")

REV.	DATE	DESCRIPTION	APPROVED DATE

COMP.: ECE    DESIGN: HBG    PRJ.ENG.: TKF  
 DRWN.: HBG  
 WORK ORDER:  
 SCALE: 1/4" = 1'-0"  
 VERTICAL:  
 CAD:

CA #C 55546 NY #12927    ferrell@ferrell.com  
 P.O. Box 381, Tahoe Vista, CA 96148  
 ph. 530.548.2742    fax. 530.548.4489

**Ferrell Civil Engineering**

REGISTERED PROFESSIONAL ENGINEER  
 No. C55546  
 Exp. 12-31-24  
 CIVIL  
 STATE OF CALIFORNIA

VISIBLE AREA - SCENIC EXHIBIT  
 MILLER PIER RECONSTRUCTION PROJECT  
 INCLINE VILLAGE, NV  
 A.P.N.: 130-331-08  
 1705 STATE HWY 28,

E1

LANDSCAPE LEGEND			
COMMON NAME / SCIENTIFIC NAME	SIZE	NUMBER	SYMBOL
QUAKING ASPEN / <i>POPULUS TREMULOIDES</i>	15 GAL	8	(A)
MAPLE "OCTOBER GLORY" / <i>ACER RUBRUM</i>	5-15 GAL	2	(M)
COTONEASTER / <i>COTONEASTER</i>	1-5 GAL	6-8	(C)
OTHER	SIZE	VOLUME	SYMBOL
BOULDER	12-18"	3 C.Y.	(O)



**SITE PLAN**  
 APN: 130-331-08 (MILLER)  
 (SCALE: 1/8" = 1'-0")

<b>Ferrell Civil Engineering</b> CA #C 55546 NY #12927 P.O. Box 381, Tahoe Vista, CA 96148 ferrell@ferrell.com ph. 530.548.2742 fax. 530.548.4489	COMP.: ECE _____ HBG _____ DRWN.: HBG _____ PRJ.ENG.: TKF _____ WORK ORDER: _____ SCALE: HORIZONTAL: 1/8" = 1'-0" VERTICAL: _____ CAD: _____	REV. DATE 1 2 3 4 5	APPROVED DATE _____ _____ _____ _____ _____
	(P) LANDSCAPE PLAN MILLER PIER RECONSTRUCTION PROJECT INCLINE VILLAGE, NV A.P.N.: 130-331-08 1705 STATE HWY. 28.		