

# GORDON CONSULTING INC.

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## Marla Bay Static Rock Revetment Projects

### Application for 401 Certification by NDEP

#### Project Description (applies to multiple properties)<sup>1</sup>

Supplemental information specific to each property will be included with individual applications

Address	APN
608 Lake Shore	1318-09-810-023
610 Lake Shore	1318-09-810-022
612 Lake Shore	1318-09-810-021
620 Lake Shore	1318-09-810-019
622 Lake Shore	1318-09-810-018
628 Lake Shore	1318-09-810-015
630 Lake Shore	1318-09-810-014

#### **Project Purpose:**

In March 2024, heavy wind events and the erosion and offshore transport of approx. 3.5' depth of beach area in recent years, combined with consistently high lake levels, led to the collapse/damage of the frontage/existing revetments for numerous properties in Marla Bay, and erosion has continued since that time while parties have been working with the Tahoe Regional Planning Agency (TRPA) and others to determine a revetment design that will meet their requirements and obtain necessary approvals.

The proposed shoreline revetment includes three 'components':

- 1) Installation of a sheet pile wall if not completed in December 2025 (sheet pile to be hammered down below grade upon final revetment construction);
- 2) Installation/completion of a static rock revetment; and
- 3) Installation of a dynamic rock revetment.<sup>2</sup>

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<sup>1</sup> Although individual certifications are being requested, due to the similar nature of the projects on all affected properties, this description has been prepared to cover all properties. Individual property details will be provided in a separate description to be included with this application.

<sup>2</sup> Required by TRPA to mitigate shoreline erosion. The proposed design is included with this application.

The sheet pile walls were hammered in and left partly above grade per US Army Corp. of Engineers Verification SPK-1997-25337 per RGP 8 (expiring on 12/25/2025), therefore individual Certifications were not required.

This Certification Application is being submitted to obtain approvals to construct the remaining components. Detailed information specific to the status and remaining components on each property are being provided in a separate description with this application.

### **Site conditions:**

Existing conditions include significantly eroded parcels, eroding tree roots, unsafe areas, lack of access to the shoreline, and failing/potentially failing structures. In most cases the sheet pile component has been installed and left approx. 4' above grade; this has helped protect eroded areas from wave action. Detailed information specific to the status and remaining components on each property are being provided in a separate description with this application.

### **Describe the proposed activity including methodology of each project element:**

Construction access will occur either by a barge on the lake or from a staging in the upland depending on property conditions. At this time, property access is proposed as follows:

- 608 – lake access
- 610 – lake access
- 612 – lake access with potential partial upland access TBD
- 620 – lake access
- 622 – lake access
- 628 – lake access
- 630 – lake access

### **Upland construction methodology:**

Construction fencing/silt fencing will be installed around construction access paths, equipment staging/access, and temporary material storage areas.

Contractor will excavate material that has accumulated behind the sheet pile due to ongoing erosion of the unprotected eroded properties to the extent required to key in the base of the static revetment to approx. 18" below grade (at time of construction). The static revetment will be installed with an excavator.<sup>3</sup> Sheet pile will be hammered to 6" below grade using a vibratory hammer.

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<sup>3</sup> Material will be hauled away to a TRPA-approved facility or used onsite depending on individual property conditions.

Disturbed areas in the upland will be revegetated and/or repaired to reflect existing conditions or coverage as determined by final TRPA approval.

**Lake access construction methodology:**

Construction fencing/silt fencing will be installed around pedestrian construction access paths on the property as needed. Erosion control fencing will be installed around temporary material storage/staging areas as noted on plans.

Rock materials will be loaded on a barge and transported to the area from other locations (depending on contractor). Or, with owner permission, material may be hauled from Lake Shore Blvd. across an undeveloped portion of private property.

Methodology will vary depending on lake levels and beach elevations at the time of construction. The water level and height of sand on the beach can change significantly within a short period of time. It is impossible to predict what the conditions will be in several months or longer based on when necessary approvals are obtained. Potential methods include:

- High lake level with less beach area:
  - If reach allows, the excavator will remain on the barge and reach across the beach area to install the rock revetment and hammer down the sheet pile. Barge would be held in place with spuds and/or a combination of partial placement of the barge against the beach on east side and spuds.
  
- Low lake level with more beach area:
  - Under these conditions, the barge would be located as close as feasible to the property and steel railing and sheets would be placed on the beach. This would involve two ramps approx. 21' x 27" wide set on an approx. 11' x 7'6" wide steel plate resting on the beach. Dimensions may vary based on water levels and Contractor. The excavator would drive to the sheets on the beach for operation and be placed on the barge when not in use. Images below show this method as previously approved and utilized in Marla Bay:



**Equipment cleaning/fueling:**

Equipment will be cleaned prior to use on Lake Tahoe. All equipment fueling, storage of fuels, and maintenance will be located offsite.

**Estimate the nature, specific location, and number of discharge(s) expected to be authorized by the proposed activity:**

Static rock revetments will be comprised of boulders varying in size as noted on the Sections in the enclosed plans. The sheet piles were mostly installed along the HWL and static rock materials will be placed landward of the sheet piles. During or after completion of the static rock revetment, the sheet piles will be hammered to 6" below existing grade; this is not expected to result in any new temporary discharge.

The dynamic revetment will be located lakeward of the static revetment (and primarily below the HWL). The dynamic revetment is required by TRPA to mitigate littoral sand movement. By its very nature, the dynamic revetment is designed to absorb/break up wave action in front of the static revetments and the materials will shift over time. The proposed design (not yet approved by TRPA) is intended to allow for maintenance without the need for a barge/lake access (and the permits this would entail) and generally should be able to be accomplished on foot. This will allow owners to keep up with maintenance of the dynamic revetment as shifting occurs, which can happen with just one storm event. Immediate maintenance will also allow owners to reposition dynamic rock components before wave action can draw them farther into Lake Tahoe. The method is also designed to work within the parameters of property ownership in the area, as the owner of the littoral parcel that lies in front of all of the subject properties, the Marla Bay Protective Association (MBPA), has stated that any materials which are pulled onto their littoral parcel must be moved off of it immediately.

The specific types and volume of discharge vary for each property and will be provided with each individual application.

**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:**

- Start date:
  - As soon as Certification and other permits are received. This Certification will determine the start period as other approvals have shorter processing times.
  - The owners would like to complete this portion next spring before the end of June when the Marla Bay beach area is off limits to construction (between late June – Labor Day) due to beach use/boats and the MBPA’s restriction on construction access during that time. In this case, work would start as soon as approvals are obtained in spring 2026 and either be completed or temporarily paused in late June. If not completed, work would resume after Labor Day when the MBPA would allow construction access to resume.
- End date:
  - The end date will depend on when construction can begin and weather conditions at that time. Pending weather and/or other limitations (e.g. MBPA limits on access), construction of the revetment is estimated to take 3-4 weeks.

**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:**

- TRPA – have emergency authorization
- Douglas County – have permit
- US Army Corp – Notification request under RGP 4 (new submittal)
- NDEP Construction Stormwater – have permit
- NDEP Working in Waterways –new applications will be submitted

- NV State Lands – previously advised permit required after construction

**Total area of impact to regulated waterbodies (acres):**

This information will be provided specific to each property in individual applications.

**Describe the Best Management Practices (BMPs) to be implemented to avoid and/or minimize impacts to regulated waters:**

- Active visual monitoring will be conducted, and controls will be revised as needed.
- All construction access will be defined by erosion control fencing and vegetation protection fencing where necessary to protect vegetation.
- Equipment will be inspected daily for spotting leaks and repaired immediately.
- All equipment will be cleaned prior to entering Lake Tahoe.
- Any materials that fall into the lake will be cleared and disposed of appropriately.
- All land vehicles shall remain on existing paved or compacted dirt areas or areas secured for temporary equipment use if necessary.
- Areas disturbed by construction (including truck and equipment staging, truck loading, etc.), activity shall be re-vegetated in accordance with the TRPA Handbook of Best Management Practices and Living with Fire, Lake Tahoe Basin, Second Edition.
- Temporary construction fencing will be placed as noted on plans.
- Silt fencing will be installed below the sheet pile walls. Depending on lake level, a turbidity curtain may be used.
- A Stormwater Pollution Prevention Plan (SWPP) will be prepared prior to construction as required by NDEP's Construction Stormwater Permit.

**Describe how the activity has been designed to avoid and/or minimize adverse effects, both temporary and permanent, to regulated waters:**

- The design of the revetments is the minimal amount necessary to provide for sufficient structural integrity and to meet design requirements of the TRPA.
- Foot access will be from the south or north side of the residences (varies by property). All upland construction access will be defined by temporary construction fencing.
- Construction workers will work below the slope to install the filter fabric, BMPs, and complete any required hand work.
- Where staging will occur on a barge, the plans include a staging up slope on the private lots to be used as temporary rock storage if needed.

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**Marla Bay Static Rock Revetment Projects**  
**Application for 401 Certification by NDEP**  
**Supplemental Information**  
[620 Lake Shore Blvd., 1318-09-810-019](#)

This document provides site-specific information to accompany the general project description included with this NDEP application.

The sheet pile was hammered in per the RGP 8 approved by the Army Corp of Engineers (SPK-1997-25337) and remains approx. 2-4' above grade (the grade varies with the inflow and outflow of sand). Construction access is anticipated to be by barge. As discussed in the General Project Description, there are two methods proposed for barge access (the excavator will either reach across the beach while remaining on the barge or will place steel plates on the beach and access from these steel plates) due to the variations in lake level that occur.

This application includes both the static revetment and dynamic revetment. Construction may occur in two phases subject to approval of the final dynamic revetment by TRPA.

**Amount of discharge and Excavation:**

The engineer provided the table included here. Information also shown on Sheet T1.

**CUT/FILL VOLUMES:**

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**Distance of impact to regulated waterbodies (linear feet):**

- 620 LS: 100 linear ft.

FILL		(CY's)
Static Above HWL		140
Static Below HWL		2.4
Dynamic Above HWL		9.8
Dynamic Below HWL		37.5
Total Fill (CY's)		189.7
CUT		
Static Above HWL		-73.3
Static Below HWL		-3.3
Dynamic Above HWL		-9.8
Dynamic Below HWL		-37.5
Total Cut (CY's)		-123.9
NET CUT/FILL (Neg. No. = Cut)		
Static Above HWL		66.7
Static Below HWL		-0.9
Dynamic Above HWL		0
Dynamic Below HWL		0
Total Cut/Fill (CY's)		65.8



**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.

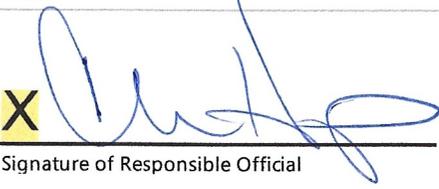
<b>A. Pre-Filing Meeting</b>	
Please provide the date that a pre-filing meeting was requested from Nevada Division of Environmental Protection (NDEP) Bureau of Water Quality Planning (BWQP).  <i>Note: If a pre-filing meeting has not been requested, please schedule a pre-filing meeting with NDEP BWQP.</i>	11/26/2025  Pre-filing meeting waived by staff 12/4/2025.

<b>B. Contact Information</b>			
<b>Project Proponent Information</b>			
Company Name: VOGEL FAMILY TRUST 2016		Address: 650 Oxbow Ct.	
Applicant Name: Cherie Hayes		City: Reno	
Phone: 925-250-8937	Fax:	State: NV	
Email: mchayessr@gmail.com		Zip Code: 89511	
<b>Agent Information</b>			
Company Name: Gordon Consulting Inc.		Address: PO Box 4470	
Agent Name: Jennifer Quashnick		City: Stateline	
Phone: 530-577-4233	Fax:	State: NV	
Email: jennifer@gordonconsultinginc.com		Zip Code: 89449	

<b>C. Project General Information</b>			
<b>Project Location</b>			
Project/Site Name: 620 Lake Shore		Name of receiving waterbody: Lake Tahoe	
Address: 620 Lake Shore Blvd.		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: Zephyr Cove			
County: Douglas			
State: NV			
Zip Code: 89448			
Latitude (UTM or Dec/Deg): 38.998523		Longitude (UTM or Dec/Deg): -119.957452	
Township:	Range:	Section:	¼ Section:

Project Details		
Project purpose:	Complete static rock shoreline revetment to protect property eroded by significant wind/wave action in March 2024 (and through present) and inste dynamic revetment to mitigate wave action and sand movement (latter is required by TRPA).	
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.	See enclosed information.	
Describe the proposed activity including methodology of each project element:	See enclosed information.	
Estimate the nature, specific location, and number of discharge(s) expected to be authorized by the proposed activity:	See enclosed information.	
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:	START: as soon as Certification and other permits are received and access is feasible. END: Will depend on when construction can begin and weather conditions at that time. Construction est. at 2-4 weeks/property, weather-dependent.	
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):	RGP 4	
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:	See enclosed information.	
Total area of impact to regulated waterbodies (acres):	See enclosed information.	
Total distance of impact to regulated waterbodies (linear feet):	See enclosed information.	
Amount excavation and/or fill discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary:	Permanent:
	0	See enclosed information.
Amount of dredge material discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary:	Permanent:
	0	0
Describe the reason(s) why avoidance of temporary fill in regulated waters is not practicable (if applicable):	N/A; no temporary fill.	

<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>See enclosed information.</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>See enclosed information.</p>
<p>Describe any compensatory mitigation planned for this project (if applicable):</p>	<p>N/A</p>

D. Signature		
<p><b>Name and Title (Print):</b> Cherie Hayes Owner</p>	<p><b>Phone Number:</b> 925-250-8937</p>	<p><b>Date:</b> 11.30.25</p>
<p>  <input checked="" type="checkbox"/> Signature of Responsible Official</p>		

**Mandatory Attachments:**

- **Federal Permit or License Application** - 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/>).



NEVADA DIVISION OF  
**ENVIRONMENTAL  
PROTECTION**

**STATE OF NEVADA**  
Department of Conservation & Natural Resources  
Joe Lombardo, *Governor*  
James A. Settelmeyer, *Director*  
Jennifer L. Carr, *Administrator*

**Date: 9/10/2025**

Ms. Cherie Hayes  
Vogel Family Trust 2016  
650 Oxbow Ct  
Reno NV 89511

Dear Ms. Cherie Hayes  
Re: Stormwater Construction Permit  
**Project ID Number: CSW--55995**  
Project Name: 620 Lake Shore

Your submittal to be included under this General Permit has been approved effective 9/10/2025. For Stormwater Permits, please note that by submitting an NOI the permittee has certified that the project's Storm Water Pollution Prevention Plan (SWPPP) has been completed, that the SWPPP will be updated as necessary, and that it will be maintained at the permitted site.

At the time of any on-site inspections, our inspectors will ask to review your copy of the SWPPP in an effort to ensure proper compliance with the program.

Also note that Nevada Administrative Code (NAC) 445A.268 Section (5)(b) reads, in part, that a Permittee (discharger) who is covered under a general permit shall pay to the Director a nonrefundable fee of \$200.00 not later than July 1 of each year that the discharger is covered under that permit.

To Terminate coverage of this Nevada General Permit, the Permittee must submit a Notice of Termination ("NOT") form when their facility no longer has any discharges associated with this Nevada General Permit or EPA regulations at 40 CFR 122.26, or when they are no longer the operator of the site.

Questions regarding Stormwater permits, please contact (775) 687-9442.

Questions regarding other general permits, please contact (775) 687-9492.

Sincerely,

**Kristie Black, Supervisor**

Bureau of Water Pollution Control  
Nevada Division of Environmental Protection

**CC: Mr. TBD TBD TBD TBD NV 00000**



# Site Improvement Permit

Permit Type: Site Improvement

PERMIT NO.: DE25-0096

Case Engineer: BARBRA RESNIK

Phone: (775) 782-6234

Construction Inspector: PAUL PETERSEN

Phone: (775) 785-6211

Applied Date: 08/15/2025 Issued Date: 12/03/2025 Expiration Date: 12/03/2027

PROJECT NAME: 620 Lake Shore Blvd

DESCRIPTION: Install shoreline static revetment

ADDRESS: 620 LAKE SHORE

Parcel No: 1318-09-810-019

Subdivision: ZEPHYR COVE PROP #2

Lot:

Owner: VOGEL FAMILY TRUST 2016  
650 OXBOW CT  
RENO, NV 89511

Applicant: GORDON CONSULTING INC.  
PO BOX 4470  
STATELINE NV, 89449

Owner Phone:

Applicant Phone:

Business:

Contractor: PACIFIC BUILT INC  
P O BOX 6694  
TAHOE CITY, CA 96145

Business Phone:

Contractor Phone: (530) 583-3447

Lic Number: 0053611

Lic Type: Contractor

BY SIGNING THIS DOCUMENT, THE APPLICANT AFFIRMS THAT THEY HAVE READ AND AGREED TO THE STANDARD & SPECIAL CONDITIONS AS SET FORTH IN EXHIBIT "A". THIS PERMIT IS NOT VALID UNTIL ALL FEES ARE PAID.

DOUGLAS COUNTY:

Permit Accepted By Class A Contractor:

County Engineer

Date: 12/03/2025

Signature

PACIFIC BUILT INC

0053611

Company Name

License #

Printed Name

Condition	Condition Details
01. CODE REQUIREMENTS	<p>All work shall be conducted in accordance with the following codes:</p> <ul style="list-style-type: none"> <li>• Douglas County Design Criteria and Improvement Standards</li> <li>• Standard Specifications for Public Works Construction, most recent edition (Orange Book)</li> <li>• International Building Code Appendix J Grading, 2012 Edition</li> <li>• Title 20 of Douglas County Code for Carson Valley and Topaz Lake Projects.</li> </ul>
02. PERMIT RENEWAL / EXPIRATION	<p>This permit will expire in two (2) years from the date of issuance. If work is not started within 180 days from the date of the permit, or if the work is suspended or abandoned for a period of 180 days, then the permit will become void. Once a permit has expired, before any work can recommence, a new permit must be obtained and a fee in the amount of one-half the original permit must be paid. If you anticipate long delays in construction please contact the Community Development Engineering Division at 775-782-6235 to discuss an alternative permit schedule. (DCC 20.830.060)</p>
03. ENCROACHMENT PERMIT AUTHORIZATION	<p>The signed improvement plans will serve as a temporary access and encroachment permit. Construction sites adjoining to or within a State highway must comply with conditions of the Nevada Department of Transportation Encroachment Permit.</p>
04. LICENSING REQUIREMENTS	<p>Only parties authorized to perform the type and nature of the work specified shall be employed on the job site.</p>
05. CHANGE ORDERS	<p>Any modifications made to the approved plans will require the filing of a Change Order with the Douglas County Engineering Division. Change orders involving the inclusion of additional work may be charged a plan review fee and a construction permit fee based on the cost of the added work.</p>
06. NOTIFICATION PRIOR TO THE START OF	<p>Prior to the start of construction the applicant must schedule a pre-construction meeting with the Engineering Construction Inspector at 775-782-6237. A minimum of notice of two business days is required. For projects within the Douglas County Water or Sewer Service Area, the contractor must also notify the Public Works Department at 782-9989.</p>
07. COPY OF PERMIT AT WORK LOCATION	<p>A copy of the site improvement permit and approved plans shall be retained at the construction site at all times.</p>
08. CALL BEFORE YOU DIG	<p>The applicant shall verify the location of, and protect all nearby utilities and underground infrastructure. The applicant shall be responsible for repair of damaged utilities or other infrastructure. CALL BEFORE YOU DIG 811/1-800-227-2600 or website: <a href="http://www.usanorth.org">www.usanorth.org</a>, 48-HOUR NOTICE REQUIRED.</p>
09. COMPLIANCE WITH MUTCD	<p>The applicant shall fully comply with the provisions of the Manual of Uniform Traffic Control Devices (MUTCD). The Engineering Construction Inspector shall approve variances from this manual, and discretionary portions of the manual. All Flaggers shall have valid certification from the State of Nevada.</p>
11. OFF SITE STAGING AREAS	<p>Where work will include construction activities (i.e. off-site access, staging areas, etc.), written acknowledgment and permission from the off-site property owners must be provided to the Engineering Construction Inspector.</p>

12. PRESERVATION OF ADJOINING FEATUR
- This permit does not authorize the removal or relocation of an adjoining fence line or other physical feature. It is the applicant's responsibility to preserve and protect all fence lines. If it is necessary to adjust or repair any adjoining fence line or other physical feature, it is the applicant's obligation to coordinate the terms of such work with the adjoining property owner.
13. DAMAGE TO PROPERTY
- The applicant shall repair at their expense, and to the owner's satisfaction, all damage to improvements on public or private property. This includes but is not limited to the repair or replacement of asphalt surfaces, driveway culverts, street striping and markings, traffic signs and guide markers, and landscaping and irrigation systems.
14. EXCAVATION WITHIN RIGHT-OF-WAY
- All trenches and other excavations shall be closed or steel plated by end of same workday.
15. ROADWAY REPAIRS
- In the event a road cut is approved, all repairs shall be performed in accordance with Drawing A14 of the Douglas County Design Criteria and Improvement Standards. Road cuts shall be temporarily repaired with cold-mix asphalt by end of same workday. Permanent repairs using hot-mix asphalt shall be completed within 10 working days. Roadways constructed of recycled asphalt material shall be repaired within 10 working days with hot-mix asphalt.
16. PRIVATE DRIVEWAY CROSSINGS
- The applicant shall coordinate driveway crossings and repairs with the property owner. No driveway crossing shall be made without 48-hour advance notice to the effected property owners, residents or tenants. Access to private properties shall be maintained at all times.
17. TEMPORARY EROSION CONTROL
- Proper temporary erosion control measures shall be conducted at all times. All work must comply with Division 2.2.11.2 of the Douglas County Design Criteria and Improvement Standards and the NDEP Manual of Best Practices. In addition, work conducted within the limits of the Lake Tahoe Basin must comply with the regulations of the Tahoe Regional Planning Agency.
18. DUST CONTROL
- All construction shall be performed in compliance with the State of Nevada Air Pollution Control and Water Regulations. The contractor is responsible for obtaining air and water quality permits (if necessary) from the Nevada Department of Environmental Protection prior to any clearing and grubbing or any other earthwork construction. The contractor shall maintain an ongoing dust control program using the application of water, dust palliative, or other approved measure.
19. WATER SYSTEMS
- This permit does not grant permission for the opening and closing of waterlines. Only designated officials of the water utility and the Engineering Construction Inspector are allowed to open or close a valve. No physical tap can be made to a water or sewer line until the work has been scheduled with the county.
20. STORM DRAIN SYSTEMS
- For storm drain lines within Douglas County right-of-way, rubber gaskets shall be used for the pipe joints. Per Division 6.6.5.13, round, arch, elliptical, square, or rectangular rubber gasket reinforced concrete pipe shall be used for storm drain construction under roadways, and other traffic areas.
22. INSPECTION
- Inspection procedure is outlined in Division 11 of the Douglas County Design Criteria and Improvement Standards. On Private property, inspection is the obligation of the Project Engineer and the relative parties who prepared the engineered soil and geologic report with the County making supplemental inspections. For work to public facilities, the contractor shall be provided a card which lists the inspections that are required to be called in and scheduled with the County Construction Inspector. The Project Engineer (Engineer of Record) shall provide copies at the owner's expense of test reports as specified in the Washoe County Standard Specifications for Public Works Construction (Orange Book) Section 336.

23. RECORD DRAWINGS Record drawings (As-builts) reproduced from the original drawings that have been stamped and sealed by a professional engineer licensed in Nevada verifying the record conditions shall be submitted to the County in conformance with Division 2.2.13.9. Acceptance of the work is not an acceptance of any offer of dedication as specified in Chapter 278 of the Nevada Revised Statutes.
24. FINAL INSPECTION Once the work as specified in the plans has been completed, the contractor will send or FAX a written request to the Construction Inspector requesting a final inspection. The Construction Inspector will then conduct a walk through of the project and provide the contractor with a punch list detailing any deficiencies.
25. NOTICE OF COMPLETION After correction of all deficiencies, submittal of test results and as-built drawings, and after acceptance of the improvements, the County will issue a notice of completion on the project.
26. TERMINATION FOR NON COMPLIANCE This permit may be suspended or terminated for any condition of non-compliance, including but not limited to: using construction water from an unapproved source; changes with out County approval, non compliance with the approved plans and county standards, and not complying with the directions of County Staff.
27. WARRANTY The applicant shall warrant the work for one year from the date of notice of completion. The applicant shall repair at their own expense, all failures that occur during this period. Failure to request a final inspection and failure to obtain a notice of completion may delay issuance of new permits.
28. HOURS OF CONSTRUCTION The hours of operation for all building construction activities not within a dedicated road right-of-way are as follows: 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 7:00 p.m. Saturday and Sunday. (Title 20.690.030.L.)
29. STORMWATER POLLUTION PROTECTIC Construction sites disturbing 1 acre or greater are required to obtain coverage under the NDEP State of Nevada Stormwater General Permit NVR100000. Storm drain improvements in the areas identified in the Nevada NPDES General Permit for discharges to Small Municipal Separate Storm Sewer Systems, specifically the Clear Creek watershed and Johnson Lane area are required to comply with the Douglas County stormwater management plans for these areas.



**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](http://www.trpa.gov)

August 12, 2025

Gordon Consulting, Inc  
c/o Jennifer Quashnick  
PO Box 4470  
Stateline, NV 89449  
[jennifer@gordonconsultinginc.com](mailto:jennifer@gordonconsultinginc.com)

SENT VIA EMAIL

**EMERGENCY PERMIT, 620 LAKE SHORE BOULEVARD, DOUGLAS COUNTY, NEVADA, ASSESSOR'S PARCEL NUMBER (APN) 1318-09-810-019, TRPA FILE NUMBER ERSP2025-0988**

Dear Applicant:

Thank you for submitting a request for expedited review of an emergency project at the subject property. TRPA has reviewed the application materials provided and inspected the shoreline of Marla Bay adjacent to the parcel. Based on this information, TRPA has determined that the deteriorating retaining walls, exposed sewer main and laterals, and the threat of discharge to Lake Tahoe constitute an emergency pursuant to Article 5.22 of TRPA Rules of Procedure.

With this letter, TRPA approves the emergency project for the construction of a shoreline protective structure, subject to the conditions below and the Standard Conditions of Approval for Shorezone Projects, Attachment S. This approval is based on the incomplete application package and project description submitted on July 21, 2025, and the static portion of the shoreline stabilization plan (dated 7/7/25). Emergency work for the sewer lift station was authorized separately on January 15, 2025, TRPA file number ERSP2025-0061. As part of the complete application, the sewer and revetment projects shall be combined into a single proposal and site plan for TRPA's review.

The applicant shall request and pass a pregrade inspection prior to commencement of construction. By requesting a pregrade inspection and/or commencing construction, the applicant accepts the conditions of this emergency project approval. As part of the inspection, the applicant shall demonstrate that the appropriate measures will be taken to protect the trees on site during construction.

Please be advised, however, that if any portion of the project is not located on the subject parcel, then the applicant shall provide authorization from that adjacent property owner and receive TRPA acknowledgment prior to any grading, excavation, or construction on that property. The applicant is solely responsible for obtaining such authorization and acknowledges that if authorization cannot be obtained, the applicant will be required to revise the project, and any improvements already constructed may be required to be removed, modified, or reconstructed to meet TRPA requirements.

The applicant shall file a complete application, including the appropriate filing fee, within ten working days of this emergency approval. Applications shall include all required checklist items and will be deemed incomplete until they are provided. The applicant must also submit all other standard application prerequisites not already addressed, such as a site assessment application or a request for a Tahoe Yellow Cress survey. The complete application must demonstrate conformance with all TRPA

requirements, including but not limited to scenic mitigation, land coverage, development standards, and Best Management Practices (BMPs).

This emergency approval does not verify any existing structures, coverage, or use, nor does it absolve the applicant of meeting all requirements of the TRPA Code of Ordinances. Upon review of the complete application, TRPA may determine that modifications to the proposal are required to meet all requirements for which the applicant is responsible. The applicant will be required to remove or modify any structure, coverage, or use that cannot be approved.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Miller". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matt Miller  
Senior Environmental Specialist  
Permitting & Compliance Department

cc: Vogel Family Trust 2016  
650 Oxbow Ct  
Reno, NV 89511

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# ATTACHMENT S

## STANDARD CONDITIONS OF APPROVAL FOR SHOREZONE PROJECTS

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For any questions regarding information within this packet, please call 775-589-5333 or email [TRPA@trpa.gov](mailto:TRPA@trpa.gov) to speak with a permitting technician.

### I. CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION

The following conditions shall be satisfied prior to commencement of any construction activity within the project area, including, but not limited to, filling, dredging, grading, excavation, clearing of trees, and other activities associated with construction. Failure to satisfy these conditions of approval prior to commencement of construction activity shall be grounds for revocation of the permit.

TRPA reviews and approves projects as required under Tahoe Regional Planning Agency (TRPA) Rules, Regulations, and Ordinances only. TRPA does not review and shall not be responsible for any elements contained in the plans (i.e., structural, electrical, mechanical, etc.) which are not required for review under said Rules, Regulations, and Ordinances.

- A. The permittee shall submit final construction drawings and plans showing revegetation, slope stabilization, and drainage improvements. Revegetation, slope stabilization, and drainage improvement plans shall be designed in conformance with the TRPA Best Management Practices (BMP) Handbook.
  - 1) Revegetation plans shall show areas to be revegetated, specifications for revegetation, and temporary fencing for vegetation protection. Only native species adaptable to the Lake Tahoe Basin shall be used for landscaping or revegetation. A list of acceptable species is available from TRPA.
  - 2) Slope stabilization plans shall show all methods of stabilization to be used to stabilize all existing and proposed cut and fill slopes and areas otherwise denuded of vegetation. Said plans shall also show temporary and permanent erosion control devices, temporary sediment barriers, and measures to be taken for dust control.
  - 3) Drainage plans shall show all drainage facilities for all existing and proposed impervious surfaces and utility trenches. Drainage facilities shall be designed to be capable of retaining runoff waters for a 20-year, 1-hour storm event. Calculations demonstrating the proposed facilities' retention capabilities may be required. Whenever possible, utilities shall occupy common trenches to minimize site disturbance.

- B. A security shall be posted with TRPA to ensure compliance with the conditions of the permit. In most cases, the security shall be determined by TRPA and will typically be equal to 110% of the estimated costs of the revegetation, drainage improvements, slope stabilization plans, and other conditions of approval. For further information on acceptable types of securities, see Attachment J.
- C. The permittee shall submit all required air quality, water quality, excess coverage, and shorezone mitigation fees.
- D. Prior to any activity commencing, the permittee shall contact TRPA at least 48 hours in advance and arrange for a pre-grading inspection to verify that all the temporary erosion and water quality control measures and protective fencing for vegetation are in place and installed properly.
- E. The applicant shall identify temporary disposal sites, if any, and permanent disposal sites for all dredged material, including appropriate authorization from property owners.
- F. All existing disturbed areas and areas disturbed as a result of construction activity authorized by the permit, or otherwise occurring on the subject project during the time period when the permit is valid, shall be revegetated using only those species contained on TRPA's list of acceptable species. All required vegetation shall be completed by completion of the project.
- G. The permittee shall return a signed copy of the permit form stating that the permit was received and that the permit is understood, and the contents accepted prior to any activity or grading occurring within the project area. Plans shall not be stamped approved without TRPA receiving a copy of the signed permit.
- H. It is the permittee's obligation to locate all subsurface facilities and/or utilities prior to any grading, dredging or other subsurface activity. The permittee is responsible for contacting the Northern Underground Service Alert (USA, usually known as USA DIGS 1-800-227-2600) prior to commencement of any activity on the site.

## II. CONSTRUCTION-RELATED CONDITIONS

The following conditions shall apply to construction activity on the site:

### A. General Construction Requirements:

- 1) The TRPA permit and the final construction drawings shall be present on site from the time construction commences until the final TRPA site inspection.
- 2) Prior to commencement of construction, the applicant shall submit a construction completion schedule to TRPA. Construction shall be completed by the date set forth in the approved construction schedule. Extensions of the schedule may be granted provided the request is made in writing and the application fee submitted prior to the expiration of the completion schedule. An additional security may be required to be posted to ensure completion or

abatement of the project. To approve the extension, TRPA must make either of the following findings:

- i. The project was diligently pursued, as defined in Subparagraph 2.2.4.C of the TRPA Code of Ordinances, during each building season (May 1 - October 15) since commencement of construction.
  - ii. That events beyond the control of the permittee, which may include, but are not limited to, engineering problems, labor disputes, natural disasters, or weather problems have prevented diligent pursuit of the project.
- 3) The permittee shall allow TRPA to enter and inspect the site at any time to determine compliance with the permit.
- 4) No construction methods shall be utilized that will degrade the water of Lake Tahoe or other lakes within the Lake Tahoe Basin.
- 5) Violation of any of the conditions of approval shall be grounds for revocation of the permit. Failure to commence construction within the approval period shown on the permit face shall result in the expiration of the permit, without notice, by operation of law, on the date shown on the permit face.
- 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) Information contained in special reports prepared for the project, including, but not limited to, visual analysis and substrate reports, are considered conditions of project approval, except when noted in the Special Conditions of Approval.
- 8) Any normal construction activities creating noise in excess of TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 am and 6:30 pm.
- 9) For projects with an Environmental Assessment (EA) or an Environmental Impact Statement (EIS), the mitigation measures contained in the document are considered conditions of project approval, except when noted in the Special Conditions of Approval. Final plans shall be designed to include all EA/EIS mitigation measures. Where discrepancies exist between the final plans and the EA/EIS, the mitigation measures outlined in the EA/EIS shall take precedence, unless specifically noted in writing by TRPA.

## **B. Grading and Site Disturbance Activities:**

- 1) There shall be no grading, filling, clearing of vegetation, or other disturbance of soil on site between October 15 and May 1 of each year.
- 2) There shall be no grading, filling, clearing of vegetation, or other disturbance of the soil during inclement weather and during the resulting period of time when the site is covered with snow or is saturated, muddy or unstable.
- 3) No rocks or other natural materials shall be relocated, including rock removal by blasting, that are not indicated on the approved plans without first obtaining TRPA approval.
- 4) All material obtained from excavation work shall be contained within the foundations, retaining walls, or by a similar means approved by TRPA, or the excavated material shall be disposed of at a site approved by TRPA.
- 5) Soil and construction materials shall not be tracked off-site. Grading operations shall cease in the event a danger of violating this condition exists. The site shall be cleaned and the road right-of-way shall be swept clean when necessary.
- 6) The length of open trenches (excluding foundations) shall not exceed 50 feet at the end of each working day, unless approved by TRPA.
- 7) Loose soil mounds or surfaces shall be protected from wind and water erosions by being appropriately covered or contained when active construction is not occurring.
- 8) All excavated material shall be stored upslope from excavated areas. No material shall be stored in stream environment zones, backshore, or other saturated areas.
- 9) No grading, filling, clearing of vegetation, operation of equipment, or disturbance of the soil shall take place in areas where any historic or prehistoric ruins or monuments or objects of antiquity are present or could be damaged by grading. If any historic or prehistoric ruins or monuments or objects of antiquity are discovered, all grading, filling, clearing of vegetation, operation of equipment, or disturbance of the soil shall immediately cease and shall not recommence until a recovery plan is approved by TRPA.
- 10) Maximum excavation depth shall not exceed five feet, unless otherwise approved by TRPA.
- 11) If groundwater is encountered during construction, cease work and contact TRPA immediately to discuss possible changes in design or dewatering options.
- 12) Gravel, cobble, or small boulders shall not be disturbed or removed to leave exposed sandy areas before, during, or after construction. Only the boulders designated on the site plan to be moved shall be moved to an appropriate location.

- 13) Disturbance of the lake bed materials shall be kept to the minimum necessary for project construction.

### **C. Winterization**

- 1) All construction sites shall be winterized no later than October 15 of each year as follows:
  - i. Inactive winter sites shall contain erosion and drainage improvements necessary to prevent discharge from the site including, but not limited to:
    - (a) Installation of temporary erosion controls
    - (b) installation of temporary protective fencing of vegetation
    - (c) Stabilization of all disturbed areas
    - (d) Cleanup and removal of all construction slash and debris
    - (e) Installation of permanent mechanical stabilization and drainage improvements, where feasible
    - (f) Removal of all spoil piles
  - ii. Active winter sites shall comply with the following:
    - (a) Installation of all permanent mechanical erosion control devices, including paving of all driveway and parking areas
    - (b) Installation of all permanent drainage improvements
    - (c) Parking of vehicles, equipment, and storage of materials shall be restricted to paved areas
- 2) Work shall be performed in such a manner that the project can be winterized within 24 hours.

### **D. Construction Equipment**

- 1) Equipment of a size and type that will do the least amount of damage to the environment shall be used. Cleaning of equipment, including cement mixers, is not permitted unless approved in writing by TRPA.
- 2) Vehicles or heavy equipment shall not be allowed in stream environment zones, backshore, or other saturated areas unless specifically authorized by TRPA. All vehicles and heavy equipment shall be confined to the area within the vegetative protection fencing unless specifically authorized by TRPA.

- 3) Idling time for all diesel-powered equipment shall not exceed 5 minutes.
- 4) Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- 5) Existing power sources or clean-fuel generators rather than temporary diesel power generators shall be used whenever feasible.

#### **E. Vegetation Protection**

- 1) All trees and natural vegetation which are to remain shall be fenced for protection. Scarring of trees shall be avoided. Scarred trees shall be repaired with tree seal.
- 2) Fencing specified shall be at least 48 inches high and shall be constructed of metal posts and either orange construction fencing or metal mesh fencing also at least 48 inches high (Section 33.6.1). Job sites with violations of the fencing standards will be required to re-fence the job site with a high gauge metal fencing.
- 3) No material or equipment shall enter or be placed in the areas protected by fencing or outside the construction areas without prior approval from TRPA. Fences shall not be moved without prior approval (Section 33.6).
- 4) To reduce soil disturbance and damage to vegetation, the area of disturbance during the construction of a structure shall be limited to the area between the footprint of the building and the public road. For the remainder of the site the disturbance areas shall not exceed 12 feet from the footprint of the structure, parking area or cut/fill slope. The approved plans should show the fencing and approved exceptions (Section 36.2).

#### **F. Best Management Practices**

- 1) Construction activities shall comply with the BMP Handbook.
- 2) Temporary and permanent BMPs shall be installed in accordance with the approved plans. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.
- 3) At all times during construction, environmental protection and erosion control devices shall be maintained in a functioning state. Such devices include, but are not limited to, sediment barriers, dust control devices, and vegetative protection.
- 4) Required BMPs (slope stabilization, infiltration facilities, revegetation, etc.) shown on the approved plans have been determined from representations submitted by the applicant and not confirmed by field inspection. Modification of the required BMPs necessary to correct inadequacies may be added at the time of the pre-grade inspection and shall be incorporated into the TRPA permit and site plans as additional conditions of approval.

## **G. Air Quality**

- 1) Fugitive dust shall not exceed 40 percent opacity and not go beyond the property boundary or into waters of the region at any time during project construction.
- 2) No open burning of removed vegetation shall occur during infrastructure improvements.
- 3) Water shall be applied as needed to prevent dust impacts from extending off-site. Operational water truck(s) shall be on-site, as required, to control fugitive dust.

## **H. Noise and Vibration**

- 1) All construction equipment, including vibration-inducing impact equipment, on construction sites shall be operated as far away from vibration-sensitive uses as reasonably possible.
- 2) Earthmoving and ground-disturbing operations shall be phased so as not to occur simultaneously in areas close to sensitive uses, to the extent feasible. The total vibration level produced could be significantly less if each vibration source is operated at separate times.
- 3) To prevent structural damage, minimum setback requirements for different types of ground vibration-producing activities (e.g. pile driving) for the purpose of preventing damage to nearby structures shall be established based on the proposed pile driving activities and locations, once determined. Factors to be considered include the specific nature of the vibration activity (e.g. type and duration of pile driving), local soils conditions, and the fragility / resiliency of the nearby structures. Established setback requirements (i.e. 55 feet) can be breached if a project-specific, site specific analysis is conducted by a qualified geotechnical engineer or ground vibration specialist that indicates that no structural damage would occur at nearby buildings or structures or provides further recommendations (e.g. alternative pile driving methods, site monitoring requirements) to avoid damaging nearby structures.

## **I. Archaeological Resources**

- 1) If evidence of any prehistoric or historic-era subsurface archaeological features or deposits are discovered during construction-related earth-moving activities (e.g. ceramic shard, trash scatters, lithic scatters), all ground-disturbing activity in the area of the discovery shall be halted and the appropriate jurisdiction and TRPA shall be notified immediately. A qualified archaeologist shall be retained to assess the significance of the find. If the find is a prehistoric archaeological site, the appropriate Native American group shall be notified.
- 2) If the archaeologist determines that the find does not meet NRHP, NVSHRP, or CRHR standards of significance, as applicable, for cultural resources, construction may proceed.
- 3) If the archaeologist determines that further information is needed to evaluate significance, a data recovery plan shall be prepared.

- 4) If the find is determined to be significant by the qualified archaeologist (i.e. because the find is determined to constitute either an historical resource or a unique archaeological resource), the archaeologist shall work with the project applicant to avoid disturbance to the resources, and if complete avoidance is not feasible in light of project design, economics, logistics, and other factors, follow accepted professional standards in recording any find including submittal of the recordation forms required by the applicable SHPO and location information to the appropriate information center.

#### **J. Buoys**

- 1) Buoys shall comply with the construction specifications set forth in the California Waterway Marking System or as otherwise recommended by the US Army Corps of Engineers or Coast Guard.

#### **K. Pier Construction**

- 1) 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 or Nevada Department of Wildlife and TRPA.
- 2) Best practical control technology shall be employed to prevent earthen materials to be resuspended as a result of pier construction and from being transported to adjacent lake waters. The permittee shall install a turbidity screen around the entire project site (in the water) prior to construction. This screen may be removed upon project completion only upon satisfactory inspection by TRPA to ensure that all suspended materials have settled.

### **III. CONDITIONS TO BE SATISFIED PRIOR TO COMPLETION OF THE PROJECT:**

- A. Rehabilitation and cleanup of the site following construction shall include, but not be limited to, removal of all construction waste and debris.
- B. Upon completion of the project, as a condition of the release of the security, TRPA shall conduct a final site inspection to verify that all required improvements and revegetation are properly installed and that all conditions of the permit have been satisfied.
- C. Replanting of all exposed surfaces, as shown on the revegetation and slope stabilization plans, shall be completed within one year following the commencement of construction, unless the approved construction schedule establishes otherwise.
- D. Revegetation of compacted dirt areas not to be surfaced shall be in accordance with guidelines established in Chapter 4 of the Best Management Practices Handbook.

## IV. ONGOING CONDITIONS

The following ongoing conditions shall apply for the life of project:

### A. Operational Requirements

- 1) All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
- 2) No naturally occurring vegetation shall be manipulated or disturbed except in accordance with Chapter 30. No planting of new vegetation, or manipulation of naturally occurring vegetation, shall be permitted in the shorezone, unless such activities comply with the standards in Chapter 30.
- 3) Indigenous vegetation, appropriate to the backshore shall not be removed or damaged in the backshore, unless otherwise authorized under TRPA permit pursuant to Section 85.5 or Subsection 61.3.3 of the Code of Ordinances. Landscaping installed for the purpose of scenic quality may be maintained pursuant to Subsection 61.3.3.
- 4) All shorezone structures shall maintain compliance with the project description and approved plans associated with the permit. Any modifications, including demolition, expansion, relocation, and reconstruction, may require further TRPA review and approval pursuant to Code of Ordinances Chapters 80-85.
- 5) The use of wood preservatives on wood in contact with the water is prohibited and extreme care shall be taken to ensure that wood preservatives are not introduced into Lake Tahoe. Spray painting and the use of tributyltin is prohibited.
- 6) No containers of fuel, paint, or other hazardous materials shall be stored in the lakezone or shorezone.

**Appendix B.** Aquatic Resource Inventory:

<i>Aquatic Resource Name</i>	<i>State</i>	<i>Cowardin System</i>	<i>Cowardin Class</i>	<i>HGM Class</i>	<i>Local Waterway Name</i>	<i>Measurement Type</i>	<i>Measurement Amount</i>	<i>Measurement Units</i>	<i>Waters Type</i>	<i>Latitude</i>	<i>Longitude</i>
Lake Tahoe	NEVADA					Linear	100	FOOT		38.998752 5	-119.957069 4

**Appendix C. Impact Inventory:**

<i>Water Name</i>	<i>Impact Name</i>	<i>Activity</i>	<i>Type of Material Being Discharged</i>	<i>Resource Type</i>	<i>Permanent Loss (Y/N)</i>	<i>Impact Duration</i>	<i>Amount Type</i>	<i>Proposed Length</i>	<i>Proposed Width</i>	<i>Proposed Amount</i>	<i>Amount Units</i>
Lake Tahoe	Static revetment	Discharge of fill material	Rock	Lake	Yes	Permanent	Fill Area	100	5	500	Square Feet
Lake Tahoe	Dynamic Revetment	Discharge of fill material	Rock	Lake	Yes	Permanent	Fill Area	100	5	500	Square Feet

**Provide any additional information you may have about the proposed quantity of wetlands, streams, or other types of waters directly affected by the proposed activity. This level of detail is helpful to better understand the type of impacts that are proposed for your project.**

Net fill above HWL: 65.8 CY; net fill below HWL: 0 CY

## **Definitions and help text**

**Water Name:** The name of the wetland, stream, or other type of water that would be impacted.

**Impact Name:** Useful if entering more than one impact for the same or multiple waters (e.g., linear projects) and name accordingly. This may be different than the Water Name; keep it short and simple. For example, if Stream-1 is the water, the impact name could be “Crossing-1,” “Crossing-2,” “Crossing-3.” A short name helps describe the impact and is useful when looking at a list of impacts.

**Activity:** Options are:

- Conversion of waters type (forested wetland to emergent wetland, stream to lake)
- Discharge of dredged material
- Discharge of fill material
- Dredging (Section 10)
- Ecological restoration
- Other (Aquaculture, Work, Aerial or Submarine cable crossings)
- Removal (Sec 10 structures)
- Structure (Sec 10 only)
- Transport of dredged material (Sec 103)

**Type of Material Being Discharged:** Describe the material to be discharged within USACE jurisdiction. Make sure this description is consistent with your illustrations. Discharge material includes: rock, sand, clay, concrete, etc.

**Resource Type:** Options are Harbor/Ocean, Lake, Non-Tidal wetland, Other, Pond, River/Stream, and Tidal wetland.

**Permanent Loss (Y/N):** Only enter “YES” when the ‘discharge of dredged or fill material’ activity types are chosen. A permanent loss means the conversion of an aquatic resource to dry land.

**Impact Duration:** Options are Permanent or Temporary. An example of a temporary impact is the discharge of fill for temporary access roads that are later removed and returned to pre-construction contours.

**Amount Type:** Options are Area or Volume.

**Amount Units:** Options are Acre or Square Feet if Amount Type=Area, Cubic Yards if Amount Type=Volume.

**Proposed Length and Proposed Width:** Unit is linear feet.

**Proposed Amount:** Unit is square feet.

**Appendix H.** Supporting Information:

<i>Document Type</i>	<i>Document Created Date (YYYY-MM-DD)</i>	<i>Document Label</i>	<i>Information Source/Citation</i>	<i>Uploaded file name</i>
Other	2025-09-10	NDEP CSW Permit	NDEP	620 Lake Shore CSW-55995 issued.pdf
Project Plans	2026-03-16	Plans	Engineer	620 Lake Shore Revetment 3.16.2026.pdf
Other	2025-12-03	DC permit	Douglas County	DouglasSIP_V3_20251203_082446.pdf
Other	2025-08-15	TRPA authorization	TRPA	EMERGENCY PERMIT REVETMENT - 620 LAKE SHORE.pdf

U.S. Army Corps of Engineers (USACE)  
**NATIONWIDE PERMIT PRE-CONSTRUCTION NOTIFICATION (PCN)**

For use of this form, see 33 CFR 330; the proponent agency is CECW-CO-R.

**Form Approved -**  
**OMB No. 0710-**  
**0003**  
**Expires: 2027-10-31**

**DATA REQUIRED BY THE PRIVACY ACT OF 1974**

**Authority** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Regulatory Program of the Corps of Engineers (Corps); Final Rule 33 CFR 320-332.

**Principal Purpose** Information provided on this form will be used in evaluating the nationwide permit pre-construction notification.

**Routine Uses** This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of the agency coordination process.

**Disclosure** Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can

The public reporting burden for this collection of information, 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at [whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil](mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

**PLEASE DO NOT RETURN YOUR RESPONSE TO THE ABOVE EMAIL.**

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see *sample drawings and/or instructions*) and be submitted to the district engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

**(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)**

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED 03/17/2026	4. DATE APPLICATION COMPLETE
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**(ITEMS BELOW TO BE FILLED BY APPLICANT)**

<p>5. APPLICANT'S NAME</p> <p>First – Cherie                      Middle –                      Last – Hayes</p> <p>Company –</p> <p>Company Title –</p> <p>E-mail Address – mchayessr@gmail.com</p>	<p>8. AUTHORIZED AGENT'S NAME AND TITLE (<i>agent is not required</i>)</p> <p>First – Jennifer                      Middle –                      Last – Quashnick</p> <p>Company – Gordon Consulting Inc</p> <p>E-mail Address – jennifer@gordonconsultinginc.com</p>
<p>6. APPLICANT'S ADDRESS</p> <p>Address – 650 Oxbow Ct</p> <p>City – Reno    State – NV    ZIP – 89511                      Country – US</p>	<p>9. AGENT'S ADDRESS</p> <p>Address – PO Box 4470</p> <p>City – Stateline    State – NV    ZIP – 89449                      Country – US</p>
<p>7. APPLICANT'S PHONE NOs. with AREA CODE</p> <p>a. Primary                      b.                      c. Fax</p> <p>+19252508937</p>	<p>10. AGENT'S PHONE NOs. with AREA CODE</p> <p>a. Primary                      b.                      c. Fax</p> <p>+15305774233</p>

**STATEMENT OF AUTHORIZATION**

11. I hereby authorize, Jennifer Quashnick to act in my behalf as my agent in the processing of this nationwide permit pre-construction notification and to furnish, upon request, supplemental information in support of this nationwide permit pre-construction notification.

/s/ - provided on authorized agent form                      03/17/2026  
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SIGNATURE OF APPLICANT    DATE

**NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY**

12. PROJECT NAME or TITLE (*see instructions*)

Shoreline Stabilization Project 620

**NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY**

13. NAME OF WATERBODY, IF KNOWN (*if applicable*)

14. PROPOSED ACTIVITY STREET ADDRESS (*if applicable*)

15. LOCATION OF PROPOSED ACTIVITY (*see instructions*)

Address: 620 Lake Shore Blvd

Latitude: 38.9987525 °N                      Longitude: -119.9570694  
°W

City:    Zephyr Cove                      State:    NV                      Zip:        89448

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (*see instructions*)

Section –    Township –    Range –  
County – Douglas County                      Project Area – 0.3 Acres                      State Tax Parcel ID –

17. DIRECTIONS TO THE SITE

18. IDENTIFY THE SPECIFIC NATIONWIDE PERMIT(S) YOU PROPOSE TO USE

RGP #04 - Lake Tahoe Minimal Impact Activities and Structures

19. DESCRIPTION OF PROPOSED NATIONWIDE PERMIT ACTIVITY (*see instructions*)

Construct rock shoreline revetment (static and dynamic components).  
Place approx. 140 CY Rock Fill of boulders above HWL and 204 CY of rock boulders below HWL for static revetment. Place approx. 908 CY Rock Fill of boulders above the HWL and 37.5 CY below HWL for dynamic revetment (as per TRPA requirements). Existing sheet pile was temporarily left above grade per RGP 8/SPK-1997-25337). Hammer sheet pile to 6" below grade. The design of the static revetments is the minimal amount necessary to provide for sufficient structural integrity and to meet design requirements of the TRPA.

20. DESCRIPTION OF PROPOSED MITIGATION MEASURES (*see instructions*)

Revetments designed to meet TRPA design requirements and structural needs.



on an additional sheet of paper marked Block 30. (see instructions)

N/A

33. Pre-construction notification is hereby made for one or more nationwide permit(s) to authorize the work described in this notification. I certify that the information in this pre-construction notification is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

/s/ - provided on authorized agent form

Jennifer Quashnick

03/17/2026

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF AGENT

DATE

The pre-construction notification must be signed by the person who desires to undertake the proposed activity (applicant) and, if the statement in Block 11 has been filled out and signed, the authorized agent.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

**Instructions for Preparing a  
Department of the Army  
Nationwide Permit (NWP) Pre-Construction Notification (PCN)**

**Blocks 1 through 4.** To be completed by the Corps of Engineers.

**Block 5. Applicant's Name.** Enter the name and the e-mail address of the responsible party or parties. If the responsible party is an agency, company, corporation, or other organization, indicate the name of the organization and responsible officer and title. If more than one party is associated with the preconstruction notification, please attach a sheet of paper with the necessary information marked Block 5.

**Block 6. Address of Applicant.** Please provide the full address of the party or parties responsible for the PCN. If more space is needed, attach an extra sheet of paper marked Block 6.

**Block 7. Applicant's Telephone Number(s).** Please provide the telephone number where you can usually be reached during normal business hours.

**Blocks 8 through 11.** To be completed, if you choose to have an agent.

**Block 8. Authorized Agent's Name and Title.** Indicate name of individual or agency, designated by you, to represent you in this process. An agent can be an attorney, builder, contractor, engineer, consultant, or any other person or organization. Note: An agent is not required.

**Blocks 9 and 10. Agent's Address and Telephone Number.** Please provide the complete mailing address of the agent, along with the telephone number where he / she can be reached during normal business hours.

**Block 11. Statement of Authorization.** To be completed by the applicant, if an agent is to be employed.

**Block 12. Proposed Nationwide Permit Activity Name or Title.** Please provide a name identifying the proposed NWP activity, e.g., Windward Marina, Rolling Hills Subdivision, or Smith Commercial Center.

**Block 13. Name of Waterbody.** Please provide the name (if it has a name) of any stream, lake, marsh, or other waterway to be directly impacted by the NWP activity. If it is a minor (no name) stream, identify the waterbody the minor stream enters.

**Block 14. Proposed Activity Street Address.** If the proposed NWP activity is located at a site having a street address (not a box number), please enter it in Block 14.

**Block 15. Location of Proposed Activity.** Enter the latitude and longitude of where the proposed NWP activity is located. Indicate whether the project location provided is the center of the project or whether the project location is provided as the latitude and longitude for each of the "corners" of the project area requiring evaluation. If there are multiple sites, please list the latitude and longitude of each site (center or corners) on a separate sheet of paper and mark as Block 15.

**Block 16. Other Location Descriptions.** If available, provide the Tax Parcel Identification number of the site, Section, Township, and Range of the site (if known), and / or local Municipality where the site is located.

**Block 17. Directions to the Site.** Provide directions to the site from a known location or landmark. Include highway and street numbers as well as names. Also provide distances from known locations and any other information that would assist in locating the site. You may also provide a description of the location of the proposed NWP activity, such as lot numbers, tract numbers, or you may choose to locate the proposed NWP activity site from a known point (such as the right descending bank of Smith Creek, one mile downstream from the Highway 14 bridge). If a large river or stream, include the river mile of the proposed NWP activity site if known. If there are multiple locations, please indicate directions to each location on a separate sheet of paper and mark as Block 17.

**Block 18. Identify the Specific Nationwide Permit(s) You Propose to Use.** List the number(s) of the Nationwide Permit(s) you want to use to authorize the proposed activity (e.g., NWP 29).

**Block 19. Description of the Proposed Nationwide Permit Activity.** Describe the proposed NWP activity, including the direct and indirect adverse environmental effects the activity would cause. The description of the proposed activity should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal. Identify the materials to be used in construction, as well as the methods by which the work is to be done.

Provide sketches when necessary to show that the proposed NWP activity complies with the terms of the applicable NWP(s). Sketches usually clarify the activity and result in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed NWP activity (e.g., a conceptual plan), but do not need to be detailed engineering plans.

The written descriptions and illustrations are an important part of the application. Please describe, in detail, what you wish to do. If more space is needed, attach an extra sheet of paper marked Block 19.

**Block 20. Description of Proposed Mitigation Measures.** Describe any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed NWP activity. The description of any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or additional mitigation measures.

**Block 21. Purpose of Nationwide Permit Activity.** Describe the purpose and need for the proposed NWP activity. What will it be used for and why? Also include a brief description of any related activities associated with the proposed project. Provide the approximate dates you plan to begin and complete all work.

**Block 22. Quantity of Wetlands, Streams, or Other Types of Waters Directly Affected by the Proposed Nationwide Permit Activity.** For discharges of dredged or fill material into waters of the United States, provide the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained by the proposed NWP activity. For structures or work in navigable waters of the United States subject to Section 10 of the Rivers and Harbors Act of 1899, provide the amount of navigable waters filled, dredged, or occupied by one or more structures (e.g., aids to navigation, mooring buoys) by the proposed NWP activity.

For multiple NWPs, or for separate and distant crossings of waters of the United States authorized by NWPs 12 or 14, attach an extra sheet of paper marked Block 21 to provide the quantities of wetlands, streams, or other types of waters filled, flooded, excavated, or drained (or dredged or occupied by structures, if in waters subject to Section 10 of the Rivers and Harbors Act of 1899) for each NWP. For NWPs 12 and 14, include the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained for each separate and distant crossing of waters or wetlands. If more space is needed, attach an extra sheet of paper marked Block 22.

**Block 23. Identify Any Other Nationwide Permit(s), Regional General Permit(s), or Individual Permit(s) Used to Authorize Any Part of Proposed Activity or Any Related Activity.** List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. For linear projects, list other separate and distant crossings of waters and wetlands authorized by NWPs 12 or 14 that do not require PCNs. If more space is needed, attach an extra sheet of paper marked Block 23.

**Block 24. Compensatory Mitigation Statement for Losses of Greater Than 1/10-Acre of Wetlands and/or of Greater Than 3/100-Acre of Stream Bed When Pre-Construction Notification is Required.** Paragraphs (c) and (d) of NWP general condition 23 require compensatory mitigation at a minimum one-for-one replacement ratio for all wetland losses that exceed 1/10-acre and/or for all losses of stream bed that exceed 3/100-acre, unless the district engineer determines in writing that either some other form of mitigation is more environmentally appropriate or the adverse environmental effects of the proposed NWP activity are no more than minimal without compensatory mitigation, and provides an activity-specific waiver of this requirement. Describe the proposed compensatory mitigation for wetland losses greater than 1/10 acre and/or for losses of stream bed that exceed 3/100-acre, or provide an explanation of why the district engineer should not require wetland and/or stream compensatory mitigation for the proposed NWP activity. If more space is needed, attach an extra sheet of paper marked Block 24.

**Block 25. Is Any Portion of the Nationwide Permit Activity Already Complete?** Describe any work that has already been completed for the NWP activity.

**Block 26. List the Name(s) of Any Species Listed As Endangered or Threatened under the Endangered Species Act that Might be Affected by the Nationwide Permit Activity.** If you are not a federal agency, and if any listed species or designated critical habitat might be affected or is in the vicinity of the proposed NWP activity, or if the proposed NWP activity is located in designated critical habitat, list the name(s) of those endangered or threatened species that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 7 of the Endangered Species Act.

**Block 27. List Any Historic Properties that Have the Potential to be Affected by the Nationwide Permit Activity.** If you are not a Federal agency, and if any historic properties have the potential to be affected by the proposed NWP activity, list the name(s) of those historic properties that have the potential to be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

**Block 28. List the Wild and Scenic River or Congressionally Designated Study River if the Nationwide Permit Activity Would Occur in such a River.**

If the proposed NWP activity will occur in a river in the National Wild and Scenic River System or in a river officially designated by Congress as a "study river" under the Wild and Scenic Rivers Act, provide the name of the river. For a list of Wild and Scenic Rivers and study rivers, please visit <http://www.rivers.gov/>.

**Block 29. Nationwide Permit Activities that also Require Permission from the Corps Under 33 U.S.C. 408.** If the proposed NWP activity also requires permission from the Corps under 33 U.S.C. 408 because it will temporarily or permanently alter, occupy, or use a Corps federal authorized civil works project, indicate whether you have submitted a written request for section 408 permission from the Corps district having jurisdiction over that project.

**Block 30. Other Information Required For Nationwide Permit Pre Construction Notifications.** The terms of some of the Nationwide Permits include additional information requirements for preconstruction notifications:

- \* NWP 3, Maintenance –information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals.
- \* NWP 31, Maintenance of Existing Flood Control Facilities –a description of the maintenance baseline and the dredged material disposal site.
- \* NWP 33, Temporary Construction, Access, and Dewatering –a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre project conditions.
- \* NWP 44, Mining Activities –if reclamation is required by other statutes, then a copy of the final reclamation plan must be submitted with the pre construction notification.
- \* NWP 45, Repair of Uplands Damaged by Discrete Events –documentation, such as a recent topographic survey or photographs, to justify the extent of the proposed restoration.
- \* NWP 48, Commercial Shellfish Aquaculture Activities –(1) a map showing the boundaries of the project area, with latitude and longitude coordinates for each corner of the project area; (2) the name(s) of the species that will be cultivated during the period this NWP is in effect; (3) whether canopy predator nets will be used; (4) whether suspended cultivation techniques will be used; and (5) general water depths in the project area (a detailed survey is not required).
- \* NWP 49, Coal Remining Activities –a document describing how the overall mining plan will result in a net increase in aquatic resource functions must be submitted to the district engineer and receive written authorization prior to commencing the activity.
- \* NWP 50, Underground Coal Mining Activities –if reclamation is required by other statutes, then a copy of the reclamation plan must be submitted with the pre construction notification.

If more space is needed, attach an extra sheet of paper marked Block 30.

**Block 31. Signature of Applicant or Agent.** The PCN must be signed by the person proposing to undertake the NWP activity, and if applicable, the authorized party (agent) that prepared the PCN. The signature of the person proposing to undertake the NWP activity shall be an affirmation that the party submitting the PCN possesses the requisite property rights to undertake the NWP activity (including compliance with special conditions, mitigation, etc.).

### **DELINEATION OF WETLANDS, OTHER SPECIAL AQUATIC SITES, AND OTHER WATERS**

Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current wetland delineation manual and regional supplement published by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. The 45 day PCN review period will not start until the delineation is submitted or has been completed by the Corps.

### **DRAWINGS AND ILLUSTRATIONS**

**General Information.**

Three types of illustrations are needed to properly depict the work to be undertaken. These illustrations or drawings are identified as a Vicinity Map, a Plan View or a Typical Cross Section Map. Identify each illustration with a figure or attachment number. For linear projects (e.g. roads, subsurface utility lines, etc.) gradient

drawings should also be included. Please submit one original, or good quality copy, of all drawings on 8½x11 inch plain white paper (electronic media may be substituted). Use the fewest number of sheets necessary for your drawings or illustrations. Each illustration should identify the project, the applicant, and the type of illustration (vicinity map, plan view, or cross section). While illustrations need not be professional (many small, private project illustrations are prepared by hand), they should be clear, accurate, and contain all necessary information.

#### **ADDITIONAL INFORMATION AND REQUIREMENTS**

For proposed NWP activities that involve discharges into waters of the United States, water quality certification from the State, Tribe, or EPA must be obtained or waived (see NWP general condition 25). Some States, Tribes, or EPA have issued water quality certification for one or more NWPs. Please check the appropriate Corps district web site to see if water quality certification has already been issued for the NWP(s) you wish to use. For proposed NWP activities in coastal states, state Coastal Zone Management Act consistency concurrence must be obtained, or a presumption of concurrence must occur (see NWP general condition 26). Some States have issued Coastal Zone Management Act consistency concurrences for one or more NWPs. Please check the appropriate Corps district web site to see if Coastal Zone Management Act consistency concurrence has already been issued for the NWP(s) you wish to use.

U.S. Army Corps of Engineers (USACE)

**PERMIT INFORMATION SHEET**

PERMIT FORM TYPE

ENG 6082

DATE RECEIVED

03/17/2026

TYPE OF PERMIT YOU'RE REQUESTING

Standard

Letter Of Permission

General Permit

APPLICABLE STATUTORY AUTHORITY

Section 404 Clean Water Act

Section 10 Rivers and Harbors Act

Section 103 of the Marine Protection, Research, and Sanctuaries Act

DO YOU PROPOSE COMPENSATORY MITIGATIONS?

No

**COASTAL DISTRICT**

WOULD THE PROJECT OCCUR IN THE TERRITORIAL SEAS OR OCEAN WATERS?

No

DESCRIBE THE ACTIVITY'S RELATIONSHIP TO THE BASELINE FROM WHICH THE TERRITORIAL SEA IS MEASURED

**SECTION 408 USACE CIVIL WORKS PROJECTS**

WILL THE PROPOSED ACTIVITY REQUIRES PERMISSION FROM THE USACE PURSUANT TO 33 U.S.C. 408 BECAUSE IT WILL ALTER OR TEMPORARILY OR PERMANENTLY OCCUPY OR USE A U.S. ARMY CORPS OF ENGINEERS FEDERALLY AUTHORIZED CIVIL WORKS PROJECT?

Yes

No

I'm not sure

IF YES, HAVE YOU SUBMITTED A WRITTEN REQUEST FOR SECTION 408 PERMISSION FROM THE USACE DISTRICT HAVING JURISDICTION OVER THAT PROJECT?

Yes

No

**GENERAL PERMIT INFORMATION**

WILL THE PROPOSED ACTIVITY RESULT IN A LOSS TO WETLANDS OR WATERS THAT EXCEEDS NATIONAL OR DISTRICT THRESHOLDS?

No

# 620 LAKE SHORE BLVD. SHORELINE STABILIZATION PROJECT

## PROJECT INFORMATION

**OWNER:**  
VOGES FAMILY TRUST  
650 OAKWOOD CT.  
KENO, NV 89511

**PERMITS:**  
GORDON CONSULTING INC.  
297 KINGSBURY CIRCLE, SUITE 1105  
STATELINE, NV 89449  
(505) 371-4235

**ENGINEERS:**  
FERRELL CIVIL ENGINEERS  
ATTN: TIM FERRELL  
TAROCK VISTA, CA 94149  
(530) 546-2752

**PROJ. LOCATION:** 620 LAKE SHORE BLVD.  
ZENITH CORP., NV 89446

## SHEET INDEX:

T1: TITLE SHEET/STAKE PLAN  
C1: PROPOSED SHORELINE EXTENDMENT PLAN  
D1: DETAILS

## CUT/FILL VOLUMES:

BL	CU	NET
Static Above H.W.L.	146	
Static Below H.W.L.	24	
Dynamic Above H.W.L.	37.9	
Dynamic Below H.W.L.	189.7	
<b>TOTAL</b>	<b>218.6</b>	
<b>CUT</b>		
Static Above H.W.L.	79.3	
Static Below H.W.L.	8.9	
Dynamic Above H.W.L.	37.5	
Dynamic Below H.W.L.	128.9	
<b>TOTAL</b>	<b>154.6</b>	
<b>NET CUT/FILL (Net. No. = Cut)</b>		
Static Above H.W.L.	6	
Static Below H.W.L.	9.9	
Dynamic Above H.W.L.	0	
Dynamic Below H.W.L.	65.8	

## APPROVALS:

TAROCK DOUGLAS DISTRICT.  
SIGNED: APPROVED PER LONGIES SMALL FROM JANET MARRITY  
PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

DOUGLAS COUNTY:  
SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

Call Two Working Days  
Before You Dig!



Dig Safely. Dig Smart.  
CALL: 811

DRAWN BY: CSL DESIGNED BY: TFP  
CHECKED BY: TFE DWS: # FERRELL@FERRELLCIVIL.COM

REVISION: Δ DATE: 9/29/25 DESCRIPTION: LAKE SHORE BLVD. IS FLOOD PLAIN

DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

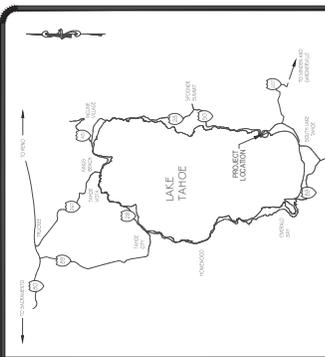
CA Lic 25548 NV #12076, CA 94148  
www.ferrellcivilengineering.com  
ferrell@ferrell.com  
ph: 530.546.2752  
fax: 530.546.4646

**Ferrell** Civil Engineering

620 LAKE SHORE BLVD.  
TITLE SHEET/SITE PLAN  
DOUGLAS COUNTY

AP.N. 1318-09-810-019  
DATE: JANUARY 15, 2025  
SCALE: 1" = 10.0'  
NEVADA REG. NO. 6221 LANDSCAPE

SHEET T1 OF 3



AREA MAP N.T.S.

## SURVEY/GENERAL NOTES:

- PROPOSED DESIGN BASED ON SURVEY PROVIDED BY TURNER 4 ASSOCIATES, INC. DATED: DECEMBER 2024. FERRELL CIVIL ENGINEERING HAS CONDUCTED VISUAL VERIFICATION OF THE SURVEY. IF CONFLICT AREAS IMMEDIATELY CONTACT F.C.E. FOR RE-DESIGN. IF NOT IMMEDIATELY CONTACT F.C.E. FOR RE-DESIGN.
- THE PROPERTY LINE INFORMATION SHOWN HEREON IS FROM RECORD DATA AND DOES NOT REPRESENT AN ADJUDICATED SURVEY.
- OWNER AND/OR PLANNER TO VERIFY ALL EXISTING SURVEYS, BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS WHICH MAY AFFECT THIS PROPERTY PROJECT.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF ANY UNRECORDED EASEMENTS OR ENCUMBRANCES WAS CONDUCTED AS A PART OF THIS SURVEY. CONTRACTOR TO BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT PRIOR TO BEGINNING OF WORK, EVEN ON PRIVATE PROPERTY.
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF NEVADA SURVEYING PRACTICES AND ASSOCIATED REGULATIONS. NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY.
- ALL ACCESS LOCATIONS WILL BE SWEPT AT THE CLOSE OF EVERY WORK DAY. CONTRACTOR TO BE RESPONSIBLE FOR SWEPTING AND LEAVING PRE-EXISTING CONDITIONS UPON COMPLETION OF THE WORK.
- TOPOGRAPHIC SURVEYS PERFORMED ON PROPERTY ON THE SHORE OF LAKE TAHOE ARE PLACED ON BUREAU OF RECLAMATION DATUM. THIS DATUM IS THE MEAN SEA LEVEL DATUM. CONTRACTOR TO BE RESPONSIBLE FOR CONVERTING ALL ELEVATIONS TO THE LOW WATER LINE OF LAKE TAHOE. TO CONVERT FROM BUREAU OF RECLAMATION DATUM TO MEAN SEA LEVEL DATUM, CONTRACTOR TO ADD 1.1 FEET FROM SPOT ELEVATIONS AND CONTIGUOUS.
- PRIOR TO RESTARTING CONSTRUCTION THE SURVEY FOR THIS PROJECT SHALL BE RECHECKED AND RECORDED. CONTRACTOR TO BE RESPONSIBLE FOR RECHECKING AND RECORDED. CONTRACTOR TO BE RESPONSIBLE FOR RECHECKING AND RECORDED.
- PARCEL SIZE FOR 620 LAKE SHORE = 10,623 S.F. (0.23 AC.) TO H.W.L.
- LAKE FRONTAGE FOR 620 LAKE SHORE = 114.0 FT (APPROX)

## TRPA NOTES:

- CONTRACTOR TO HAVE THE APPROVED TRPA PERMIT AND STAMPED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH THE TRPA SPECIAL AND STANDARD CONDITIONS OF APPROVAL SET FORTH IN THE PERMIT.
- THERE WILL BE NO STORAGE OF CONSTRUCTION MATERIALS IN THE SHORELINE ZONE. ALL CONSTRUCTION MATERIALS MUST BE STORED IN A DESIGNATED AREA. ALL CONSTRUCTION MATERIALS MUST BE STORED IN A DESIGNATED AREA. ALL CONSTRUCTION MATERIALS MUST BE STORED IN A DESIGNATED AREA.
- STAGING ACTIVITY IS PROHIBITED LANDWARD OF THE HIGH WATER LINE. (UNLESS ON BARNS).

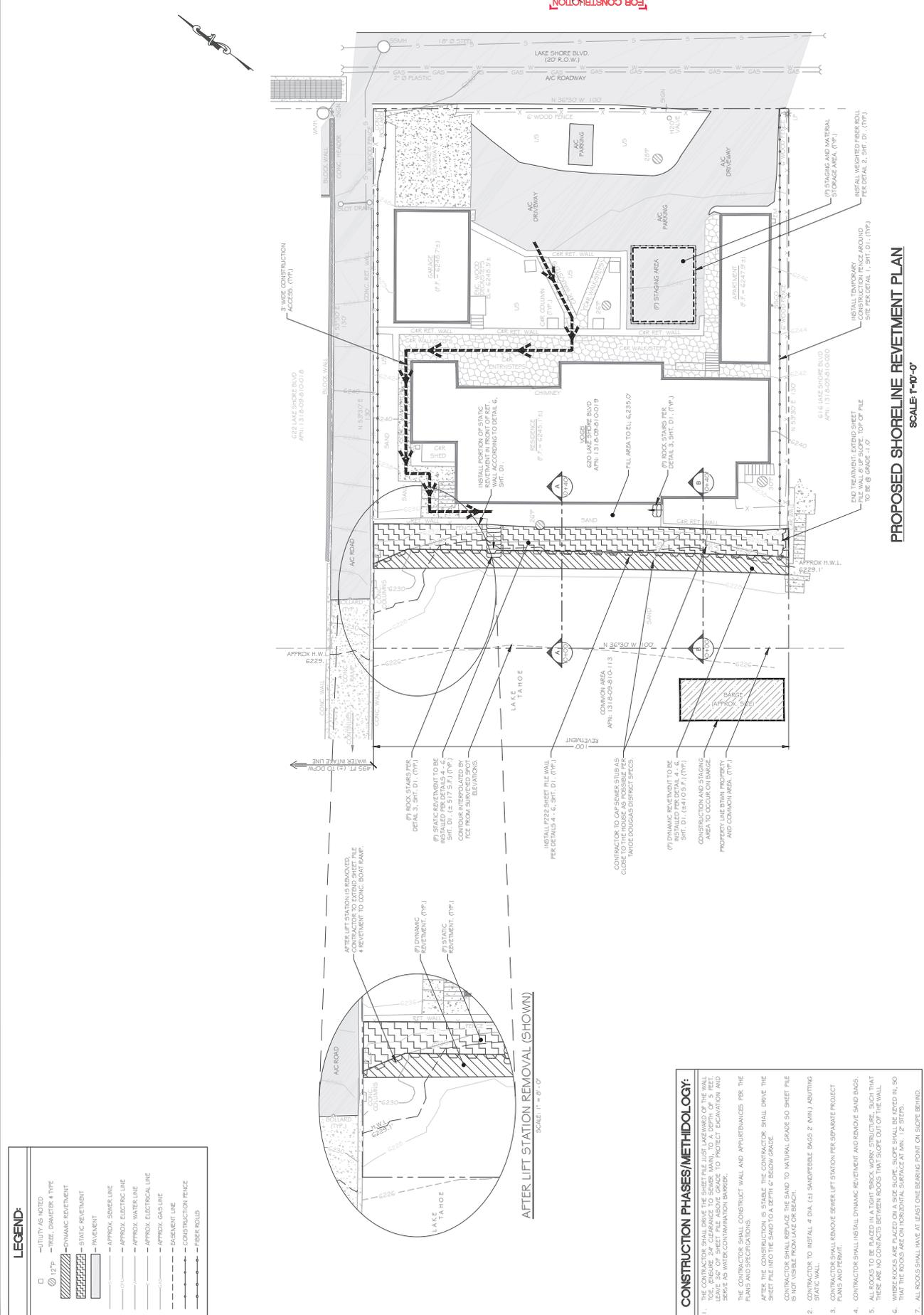
Digitally signed by  
**Tim Ferrell**  
Date: 2026.03.16  
13:43:56  
-07'00'

SITE PLAN OVERVIEW  
SCALE: 1"=10'-0"



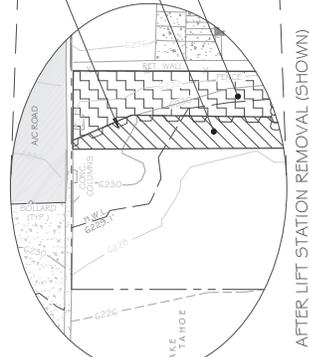
3-16-26





**LEGEND:**

□	UTILITY AS NOTED
○ 12"φ	PIPE, DIAMETER & TYPE
▨	DYNAMIC REVERTMENT
▩	STATIC REVERTMENT
▧	PAVEMENT
▦	APPROX. SEWER LINE
▥	APPROX. ELECTRIC LINE
▤	APPROX. WATER LINE
▣	APPROX. ELECTRICAL LINE
▢	APPROX. GAS LINE
□	EASEMENT LINE
■	CONSTRUCTION FENCE
▤	FIBER OPTICS



**AFTER LIFT STATION REMOVAL (SHOWN)**  
 SCALE: 1"=2'-0"

- CONSTRUCTION PHASES/METHODOLOGY:**
- THE CONTRACTOR SHALL DRIVE THE SHEET PILE LINE LANDWARD OF THE WALL AND LEAVE 30' OF SHEET PILE ABOVE GRADE TO PROTECT EXCAVATION AND SERVE AS WATER CONTAMINATION BARRIER.
  - AFTER THE CONSTRUCTION IS STABLE THE CONTRACTOR SHALL DRIVE THE SHEET PILE INTO THE SAND TO A DEPTH 6' BELOW GRADE.
  - CONTRACTOR SHALL REPLACE THE SAND TO NATURAL GRADE SO SHEET PILE IS NOT VISIBLE FROM LAKE OR BEACH.
  - CONTRACTOR TO INSTALL 4" DIA. (3) SANDFILLABLE BAGS 2' (MIN) ADJUTING STATIC WALL.
  - CONTRACTOR SHALL REMOVE SEWER LIFT STATION PER SEPARATE PROJECT PLANS AND PERMIT.
  - CONTRACTOR SHALL INSTALL DYNAMIC REVERTMENT AND REMOVE SAND BAGS.
  - ALL ROCKS TO BE PLACED IN A RIGHT ANGLE STRIPBANK. SUCH THAT THERE ARE NO CONTACTS BETWEEN ROCKS THAT SLUFF OUT OF THE WALL.
  - WHERE ROCKS ARE PLACED ON 1:1 SLOPE, ROCKS SHALL BE USED IN 30' INTERVALS TO MAINTAIN HORIZONTAL SURFACE AT WALL TOP STEPS.
  - ALL ROCKS SHALL HAVE AT LEAST ONE BUMPING POINT ON SLOPE BEHIND.

**PROPOSED SHORELINE REVERTMENT PLAN**  
 SCALE: 1"=10'-0"



U.S. Army Corps of Engineers (USACE)  
**APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT**

For use of this form, see 33 CFR 325. The proponent agency is CECW-COR.

**Form Approved -  
 OMB No. 0710-0003  
 Expires: 2027-10-31**

The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at [whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil](mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.

**PRIVACY ACT STATEMENT**

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.dod.mil/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

**(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)**

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
--------------------	----------------------	------------------	------------------------------

**(ITEMS BELOW TO BE FILLED BY APPLICANT)**

5. APPLICANT'S NAME First - Cherie                      Middle -                      Last - Hayes Company - Vogel Family Trust E-mail Address - mchayessr@gmail.com			8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Jennifer                      Middle -                      Last - Quashnick Company - Gordon Consulting Inc. E-mail Address - jennifer@gordonconsultinginc.com		
6. APPLICANT'S ADDRESS: Address- 650 Oxbow Ct. City - Reno                      State - NV                      Zip - 89511                      Country - USA			9. AGENT'S ADDRESS: Address- PO Box 4470 City - Stateline                      State - NV                      Zip - 89449                      Country - USA		
7. APPLICANT'S PHONE NOs. w/AREA CODE a. Residence                      b. Business                      c. Fax 925-250-8937			10. AGENTS PHONE NOs. w/AREA CODE a. Residence                      b. Business                      c. Fax 530-577-4233		

**STATEMENT OF AUTHORIZATION**

11. I hereby authorize, Gordon Consulting Inc. to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

  
 \_\_\_\_\_ **July 7, 2025**  
 SIGNATURE OF APPLICANT                      DATE

**NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY**

12. PROJECT NAME OR TITLE (see instructions) Rock static revetment	
13. NAME OF WATERBODY, IF KNOWN (if applicable) Lake Tahoe	14. PROJECT STREET ADDRESS (if applicable) Address 620 Lake Shore Blvd. City - Zephyr Cove                      State- NV                      Zip- 89448
15. LOCATION OF PROJECT Latitude: °N 38 / 59'54.62 N                      Longitude: °W 119 / 57'26.65" W	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID                      Municipality Section -                      Township -                      Range -	