

July 1, 2024

Nevada Division of Environmental Protection  
901 S. Stewart Street  
Carson City, NV 89701

**RE: 401 Water Quality Certificate Application for the Zephyr Cove Ventures Pier Project Located at 1468 Pittman Terrace Glenbrook, NV APN 1418-27-210-005**

To Whom It May Concern,

Per the enclosed information, we are officially submitting for 401 WQC certification. The proponent hereby certifies that all information contained herein is true, accurate and complete, to the best of my knowledge and belief. The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.

The applicant, Zephyr Cove Ventures, is proposing to construct a new single use pier located lakeward of 1468 Pittman Terrace in Glenbrook, NV. A TRPA permit has been issued for the project. (See attached project description for complete detail.) Applications have been submitted to:

**TRPA:** ERSP2023-1562 – permit issued

**Army Corp of Engineers:** LOP – submittal concurrent with 401 application

**NV State Lands:** Amendment of lease 4737 – submittal pending

**NDEP – 401 - pending**

The project is exempt from CEQA per 15304 (Class 4 Minor Alterations to Land)

Enclosed please find the following information for the above referenced project:

- Complete 401 application
- Project Description w/ attachments
- Compensatory Mitigation, Alternative Analysis, & Spill Prevention Plan
- Current photos of the project area
- Plan Set
- Maps of project area

Please contact our office with any inquiries regarding this application.

Sincerely,

Christopher Edwards  
Associate Planner



**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.

A. Pre-Filing Meeting	
Please provide the date that a pre-filing meeting was requested from Nevada Division of Environmental Protection (NDEP) Bureau of Water Quality Planning (BWQP).	5/31/2024
<i>Note: If a pre-filing meeting has not been requested, please schedule a pre-filing meeting with NDEP BWQP.</i>	

B. Contact Information	
<b>Project Proponent Information</b>	
Company Name: Zephyr Cove Ventures, LLC	Address: 3550 Natures Way
Applicant Name: Mark Roenigk	City: New Braunfels
Phone: 210-275-6627 Fax:	State: TX
Email: roenigk@hotmail.com	Zip Code: 78132
<b>Agent Information</b>	
Company Name: Tahoe Land Planning, LLC	Address: PO Box 1253
Agent Name: Christopher Edwards	City: Carnelian Bay
Phone: 530-546-4402 Fax:	State: CA
Email: info@tahoelandplanning.com	Zip Code: 96140

C. Project General Information			
<b>Project Location</b>			
Project/Site Name: Pittman Terrace Single Parcel Pier Project		Name of receiving waterbody: Lake Tahoe	
Address: 1468 Pittman Terrace		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: Glenbrook			
County: Douglas County			
State: NV			
Zip Code: 89413			
Latitude (UTM or Dec/Deg): Approx. 39.049925°		Longitude (UTM or Dec/Deg): -119.946255°	
Township: 14 N	Range: 18 E	Section: 27	¼ Section:

Project Details		
Project purpose:	The purpose build a recreational pier serving the upland property at 1468 Pittman Terrace	
Describe current site conditions:  Attachments can include, but are not limited to, relevant site data, photographs that represent current site conditions, or other relevant documentation.	Currently the site is a single family lake front home. The area where the pier is proposed consists of rocky/sandy shoreline.	
Describe the proposed activity including methodology of each project element:	The project involves the construction of a new pier. Please refer to attached site plan.	
Estimate the nature, specific location, and number of discharge(s) expected to be authorized by the proposed activity:	No discharge is anticipated as part of this project. TRPA approved BMPs will be in place during construction. Refer to project description.	
Provide the date(s) on which the proposed activity is planned to begin and end and the approximate date(s) when any discharge(s) may commence:	Pier construction will begin in Fall 2024, contingent upon agency approvals, with a two month construction timeline.	
Provide a list of the federal permit(s) or license(s) required to conduct the activity which may result in a discharge into regulated waters (see mandatory attachments):	TRPA - (permit issued) ERSP2024-0075 Army Corp - LOP request will be submitted concurrently with NDEP/401 application.	
Provide a list of all other federal, state, interstate, tribal, territorial, or local agency authorizations required for the proposed activity and the current status of each authorization:	NDEP - 401 NDSL - New/amended lease Douglas County - building permit	
Total area of impact to regulated waterbodies (acres):	.128 acres total project area (temporary) - turbidity curtain, barge, pier. .034 acres (permanent) pier	
Total distance of impact to regulated waterbodies (linear feet):	0.0	
Amount excavation and/or fill discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary:	Permanent:
	355lf (turbidity curtain)	14.30sf (pilings + fish hab. mit.)
Amount of dredge material discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary:	Permanent:
	n/a	n/a
Describe the reason(s) why avoidance of temporary fill in regulated waters is not practicable (if applicable):	Temporary fill will only consist of turbidity curtain if required by TRPA.	

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

D. Signature		
Name and Title (Print):	Phone Number:	Date:
Christopher Edwards/Associate Planner	530-546-4402	7/5/24
<p>X </p> <hr/> <p>Signature of Responsible Official</p>		

**Mandatory Attachments:**

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

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

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

**Zephyr Cove Ventures  
New Single Use Pier  
PROJECT DESCRIPTION  
1468 Pittman Terrace, Glenbrook, NV  
Douglas County APN 1418-27-210-005**

**I. EXISTING CONDITIONS**

The Roenigk property is located at 1468 Pittman Terrace, lot 005 in the Cave Rock area of Glenbrook, NV. (Please refer to “**Attachment A**”, assessor parcel map). The existing conditions at the property consist of a two-story single-family dwelling with detached garage, stairs that access the lake. Shorezone improvements consist of a rock jetty, water intake line and two buoys.

The shoreline and lake bottom on site consists of large granite boulders. Several rock jetties exist in the surrounding shoreline.

The property is located in the Cave Rock Plan Area (Please refer to “**Attachment B**”) in shorezone tolerance district 2 (Please refer to “**Attachment C**”). Piers are an Allowed Use in this Subdistrict in shorezone tolerance district 2.

A Source Control certificate (#378) has been issued for the property (Please refer to “**Attachment D**”).

Two buoys have been permitted with TRPA (Please refer to “**Attachment E**”, TRPA buoy permits) and Nevada State Lands (Please refer to “**Attachment F**”).

A TRPA conditional permit (ERSP2024-0075) has been issued for the new pier (Please refer to “**Attachment G**”).

**II. PROPOSED PROJECT**

**Pier Design:**

The applicant is proposing to construct a new 152.7 long single use pier from the highwater line. The pier will be double piled and 10’ wide with a 30’ long x 3’ wide inset adjustable catwalk with ramp on the north side of the pier. One 12,000# boatlift is proposed on the south side of the pier. The pier deck is proposed to be at elevation 6232’.

The new pier will be Trex Transcend in Island Mist with flat black steel components. Proposed lighting will be turtle-type low level lighting (see plans for details).

Pier access will be via a stone walkway to the lake to the pier landing.

43 SF of new coverage for the pier landing will be purchased and transferred to the site

for the connection of the existing stone walkway and the new pier.

### **III. BMPS**

A source control certificate (#378) has been issued to the property. (Please refer to “**Attachment D**”). Caissons will be on hand during piling installation. If turbidity is observed during pile driving the cassions/sleeves will be used.

### **IV. CONSTRUCTION METHODOLOGY**

The new pier will be constructed via barge/amphibian to minimize disturbance in the shorezone area. The new, 10.75’ diameter pilings will be driven with a vibratory hammer from a barge/amphibian to 8’ or refusal. Once all of the new steel pilings are installed the joists and decking will be constructed. All steel pilings and accessories will be painted prior to being transported to the project site. All material storage will be on the barge/amphibian. All construction waste will be disposed of via the barge.

One buoy block will be removed as part of this project. The block will be lifted and removed from the lake via crane/hoist mounted on the barge.

In order to minimize fuel consumption the barge will remain “on site” as much as possible for the duration of construction.

### **V. FISH HABITAT**

The proposed pier project is located in Feed and Cover Habitat. (Please refer to “**Attachment H**”). The new pier will have 22 new 10.75” pilings (14.08 SF) and 2 new I-Beam boatlift pilings (.22 SF) for a total of 14.3 SF of new lake bottom disturbance. One 10 SF buoy block will be removed. None of the proposed fender piles will extend to the lake bottom.

The new pilings will be mitigated at 1:1 for an overall mitigation requirement of 4.3 SF. Fish habitat mitigation proposed is one (1) rock pyramid. The dimension of the proposed fish habitat mitigation are as follows:

- 3’ x 3’ x 3’
- Surface area – 29 SF
- Volume – 9 cu ft.

The new rock pyramid will be composed of 8”-12” granite cobble and installed by hand under the pier head at approximate elevation 6218’ (see page T1 for locations). The rock will be brought to the site via amphibian/barge. Divers will transfer the rock from the barge/amphibian and stack them gently into pyramids to prevent turbidity from occurring.

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

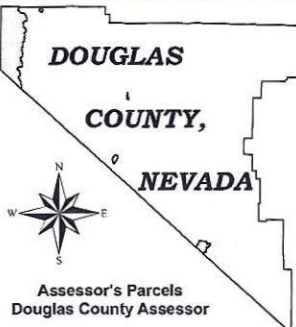


A TRPA TYC inspection has been requested for the habitat season of 2024 (application #TYCS2024-0667).

## **VII. CEQA**

The project is exempt from CEQA per 15304 (Class 4 Minor Alterations to Land) as it involves construction of a pier and will have minor impacts to the land.

# ATTACHMENT A



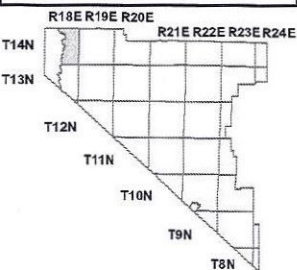
**DOUGLAS COUNTY, NEVADA**

Assessor's Parcels  
Douglas County Assessor

**Map Legend**

	Parcel Boundary	001	Parcel Number
	Subdivision Boundary	<b>110</b>	Parcel Sub/Seq Number
	Town Boundary	1.0 Ac	Parcel Acreage
	Township/Range/Section	B L K A	Parcel Block Number
	Easements - See Recorded Documents	1	Parcel Lot Number
	Open Space/Conservation Easements	<b>1101</b>	Parcel Address

T 14 N R 18 E



The use of the Douglas County Assessor, for assessment and illustrative purposes only. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



# 062 CAVE ROCK

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## **PLAN DESIGNATION:**

<b>Land Use Classification</b>	RESIDENTIAL
<b>Management Strategy</b>	MITIGATION
<b>Special Designation</b>	NONE

## **DESCRIPTION:**

**Location:** This area includes the residential areas both north and south of Cave Rock. The boundaries of this area are depicted on TRPA maps H-12 and H-13.

**Existing Uses:** This area is primarily low-density residential but does include a small condominium development. This area is 55 percent built out.

**Existing Environment:** The area is high hazard. The shorezone is tolerance districts 2 and 5 with prime fish habitats. The land coverage is 15 percent and the disturbance is 20 percent.

**PLANNING STATEMENT:** This area should continue to be residential with improvements made to upgrade the area.

## **PLANNING CONSIDERATIONS:**

1. The Pittman Terrace Subdivision adjacent to the lake is unimproved and generally lacks such basic improvements as infiltration facilities and paved driveways.
2. The shoreline has been substantially altered with manmade facilities such as rock crib piers.
3. The subdivisions east of the highway lack significant subdivision improvements, and slumping road cuts are evident.
4. Scenic Roadway Unit 29 and Scenic Shoreline Unit 26 are within this Plan Area.
5. Scenic views from Shoreline Unit 27 are adversely impacted by the development in this area.
6. The USFS has identified historic peregrine falcon nesting habitat in this Plan Area.

## **SPECIAL POLICIES:**

1. A subdivision improvement plan should be required to address such problems as drainage and cut-slope erosion.
2. Landscaping should be required as necessary to screen development on steep slopes from roadway and shorezone views.

3. An SEZ treatment system should be established, if possible, for the subdivision east of the highway

**PERMISSIBLE USES:** Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

**General List:** The following list of permissible uses is applicable throughout the Plan Area:

<b>Residential</b>	Single family dwelling (A).
<b>Public Service</b>	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), and public utility centers (S). Recreation Participant sports facilities (S), day use areas (A), riding and hiking trails (A), and beach recreation (A).
<b>Resource Management</b>	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

**Shorezone:** Within the specified shorezone tolerance district, the following primary uses may be permitted in the backshore, nearshore, and foreshore. Accessory structures shall be regulated pursuant to the regulations applicable to the primary use upon which they are dependent in accordance with Chapter 18. The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing, allowed use located on the same or adjoining littoral parcel.

**Tolerance District 2**

<b>Primary Uses</b>	Safety and navigational devices (A) and salvage operations (A).
<b>Accessory Structures</b>	Buoys (A), piers (A), fences (S), boat ramps (S), breakwaters or jetties (S), shoreline protective structures (S), floating docks and platforms (A), and water intake lines (S).

**Tolerance District 5**

<b>Primary Uses</b>	Beach recreation (A), safety and navigational devices (A), and salvage operations (A).
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**Accessory Structures**

Buoys (A), piers (A), fences (S), boat ramps (S), Structures breakwaters or jetties (S), shoreline protective structures (S), floating docks and platforms (A), and water intake lines (S).

**MAXIMUM DENSITIES:** Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
<b>Residential</b>	
Single Family Dwelling	1 unit per parcel

**MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL:** The maximum community noise equivalent level for this Plan Area is 50 CNEL. The maximum community noise equivalent level for the Highway 50 corridor is 65 CNEL.

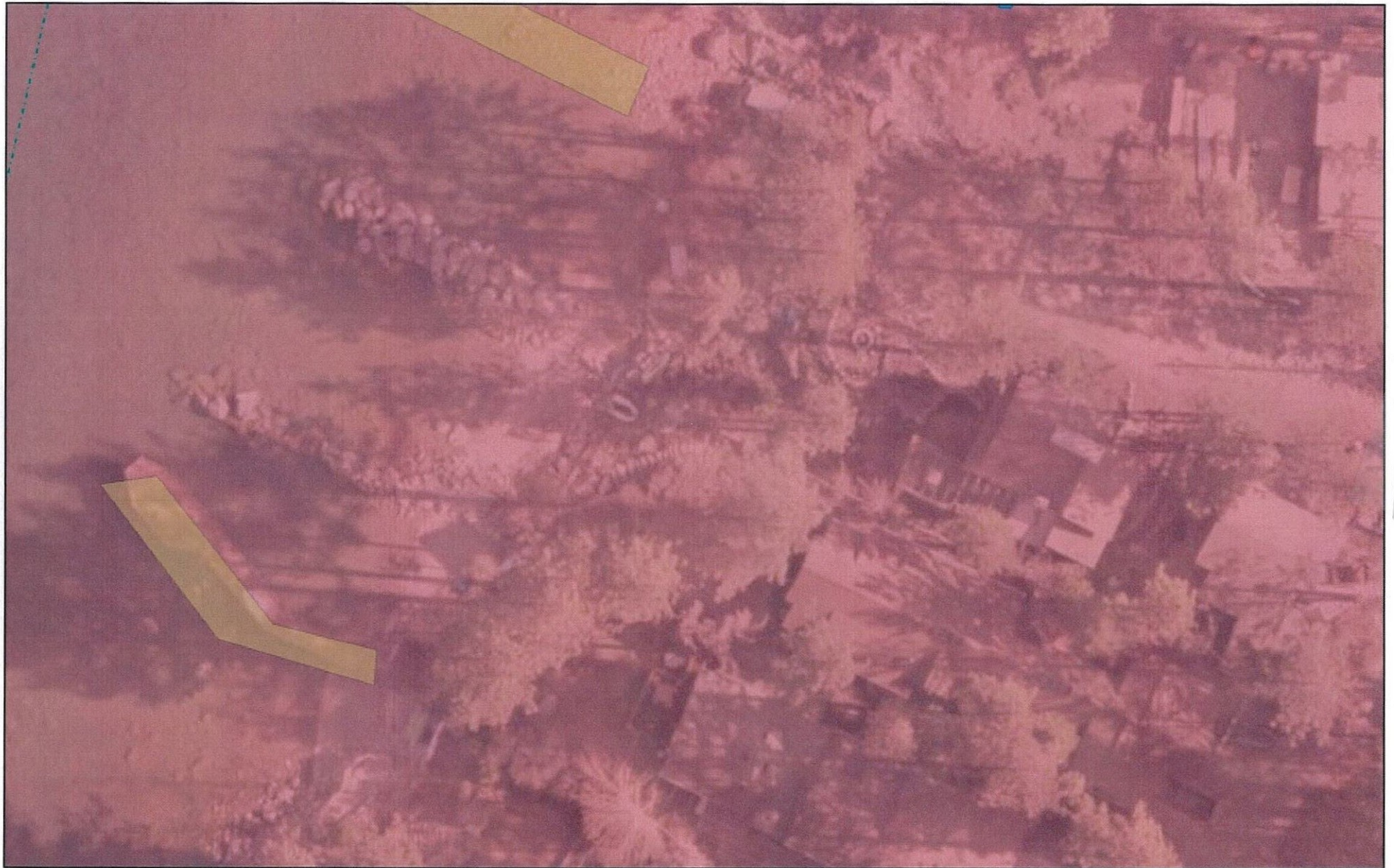
**ADDITIONAL DEVELOPED OUTDOOR RECREATION:** The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USES **0 PAOT** OVERNIGHT USES **0 PAOT**

**ENVIRONMENTAL IMPROVEMENT PROGRAMS:** The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. §

§ Amended 5/22/02

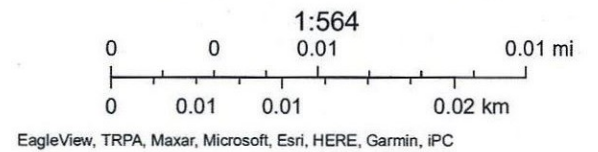
ATTACHMENT C  
Shorezone tolerance district 2



Attachment D

12/29/2023, 2:18:20 PM

- Tolerance District 2
- Water Intake
- Pier
- Pierhead Line



ATTACHMENT D



# Source Certificate of Completion

## Lake Tahoe Best Management Practices



This Certificate recognizes your outstanding contribution to restore and protect Lake Tahoe by completing erosion control Best Management Practices (BMPs) pursuant to §60.4 of the Tahoe Regional Planning Agency Code of Ordinances.

Due to existing site conditions, TRPA recognizes that full implementation of stormwater infiltration BMPs may not be feasible on this site at this time. This Certificate acknowledges that the subject property is in substantial compliance with TRPA BMP Retrofit Program requirements. In the future, TRPA or other jurisdictions may require that an area-wide stormwater control strategy be implemented for the subject property. Once infiltration is completed either on or off-site for this property, this Certificate may be exchanged for a full BMP Certificate of Completion. This certificate is transferable to all successors and assigns, and remains valid provided the source control BMPs are maintained and continue to be effective.

378  
Certificate Number

1418-27-210-005  
Assessor's Parcel Number

1468 Pittman Te, Glenbrook, NV, 89413  
Property Address

Douglas  
County

7/29/2010  
Date Issued

Revised 12/5/2014.

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

# ATTACHMENT E



**Mail**  
PO Box 5310  
Stateline, NV 89449-5310

**Location**  
128 Market Street  
Stateline, NV 89449

**Contact**  
Phone: 775-588-4547  
Fax: 775-588-4527  
[www.trpa.org](http://www.trpa.org)

6/17/2020

Zephyr Cove Ventues LLC Roenigk  
3550 Natures Way  
New Braunfels, TX 78132

**PERMIT FOR 2 MOORING BUOYS, 1468 PITTMAN TER, GLENBROOK, NV 89413, ASSESSOR'S PARCEL NUMBER (APN) 1418-27-210-005, TRPA FILE NUMBER BUOY2020-0520**

Dear Applicant:

Enclosed please find a Tahoe Regional Planning Agency (TRPA) permit for the project referenced above. Please read the permit and conditions on the next page. If you agree, please electronically sign the permit. Upon receipt of your acceptance, a copy of the permit will be available online and you will be prompted to pay the mooring registration fees.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of permit issuance.

Thank you very much for your attention to this matter. Please feel free to contact me if you have any questions regarding this letter or your permit in general.

Sincerely,  
**Matt Miller**  
Current Planning





**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.org

**PERMIT**

**PROJECT DESCRIPTION:** Permit for 2 Mooring Buoys Located Lakeward of **APN:** 1418-27-210-005

**PERMITTEE:** ZEPHYR COVE VENTURES **FILE NO.:** BUOY2020-0520

**COUNTY/LOCATION:** Douglas County, NV / 1468 PITTMAN TER

Having made the findings required by Agency ordinances and rules, the TRPA approved the project on **6/17/2020**, subject to the special conditions found in this permit.

This permit specifically authorizes **2** existing mooring buoys lakeward of APN **1418-27-210-005**. This approval is contingent upon satisfaction of all permit conditions in perpetuity.

**Matt Miller** **6/17/2020**  
 TRPA Executive Director/Designee Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I agree to comply with the conditions of approval and demonstrate compliance with all permit conditions as required. I understand and accept that failure to demonstrate compliance with the permit may result in enforcement action at the discretion of TRPA, including removal of the subject buoys by me or TRPA at my expense. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project.

I hereby authorize TRPA to install or verify the presence of a TRPA buoy identification tag as required by subsection 82.7.4 of the TRPA Code of Ordinances.

Signature of Permittee: **MW Roenigk** Date: **6/17/2020**  
*Digitally signed by logged in user:  
 Zephyr Cove Ventues LLC Roenigk,  
 roenigk@hotmail.com  
 Date: 6/17/2020 12:17:45 PM*

### CONDITIONS OF APPROVAL

1. Registration fees must be paid annually for each permitted mooring pursuant to Article X of the Rules of Procedure.
2. Best Management Practices shall be installed on the property and maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
3. Buoys must conform with the following development standards in TRPA Code of Ordinances Section 84.3.3:
  - a. At least 50 feet from another mooring buoy; and
  - b. At least 20 feet from adjacent littoral parcel projection line boundaries; **and**
  - c. **For Mooring Buoys Not Associated with a Buoy Field** No greater than 600 feet lakeward from elevation 6,220 feet Lake Tahoe Datum, as measured horizontally, or no farther lakeward than elevation 6,210 feet Lake Tahoe Datum, whichever is less; **or**
  - d. **For Mooring Buoys Associated with a Buoy Field** No greater than 600 feet lakeward from elevation 6,220 feet Lake Tahoe Datum, as measured horizontally.
4. Buoys shall not be relocated without prior TRPA approval.
5. The permittee shall affix the mooring registration tag(s) to the buoy(s) authorized with this permit. The permittee shall maintain the tag(s) and must inspect and maintain floats and chains to prevent loss or damage to boats.
6. Disturbance of the lake bottom shall be kept to the minimum necessary for placement of buoy blocks.
7. **Locate all underground and underwater utilities.** If your project might disturb underwater utilities, call the regional Underground Service Alert (USA North: 1-800-227-2600) when preparing your site plan. California and Nevada state law both require the permittee to call USA DIGS at least 48 hours prior to commencement of construction.
8. This permit does not authorize any construction activities, staging, or ground disturbance within the backshore or on the upland portions of the project area.
9. The permittee shall allow TRPA to enter and inspect the project area at any time to determine compliance with the permit.
10. The permittee shall be responsible for contacting other regulatory agencies with potential jurisdiction over the approved buoy project to determine the permitting requirements of those agencies. Agencies with permitting jurisdiction in California include, but are not limited to U.S. Army Corps of Engineers, U.S. Coast Guard, CA State Lands Commission, and CA Dept. of Fish and Game. Agencies with permitting jurisdiction in Nevada include, but are not limited to U.S. Army Corps of Engineers, U.S. Coast Guard, NV Division of State Lands, and NV Department of Wildlife.
11. 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.
12. Violation of any of the conditions of this permit, including registration requirements, shall be grounds for enforcement action including revocation of the permit. The process for the determination of the enforcement action, including notice and hearings, shall be pursuant to Article IX of TRPA's Rules of Procedure. If the permit is revoked, the permittee hereby agrees to remove the buoy(s) within 30 days, and alternatively, if the buoy(s) is not removed within 30 days, authorizes TRPA to remove the buoy(s) at the permittee's expense.

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

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

**END OF PERMIT**

ATTACHMENT F



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

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

THE STATE OF NEVADA, acting through the Division of State Lands pursuant to NRS 321.595, NRS 322.100, and NRS 445A does hereby grant a permit to:

Permit Number: 4737

Name: Zephyr Cove Ventures

Mailing Address: 3550 Natures Way

New Braunfels, TX 78132

Parcel Number: 1418-27-210-007

1. The physical address in which this facility is to be located is: 1468 Pittman Terrace, Zephyr Cove, NV

County: Douglas Waterway: Lake Tahoe

SEC: 27 TWP: 14 NORTH RGE: 18 EAST

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

3. Proof of financial responsibility in amount of: \$10,000,000.00

has been established in the following manner:

**POLICY NUMBER:** 1465104112

4. Conditions for permit approval: SEE ATTACHED CONDITIONS

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

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

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

PERMIT TERM: (10) YEARS

Beginning: Monday, April 30, 2018

Ending: Saturday, April 29, 2028 unless sooner terminated as provided.

ANNUAL FEE RATE \$60.00

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

This 25<sup>th</sup> day of May, Year 2018

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



**Permit Conditions**

1. The Permittee understands and agrees that this permit shall be governed by, construed and enforced in accordance with the laws of the State of Nevada.
2. The Permittee understands and agrees that in the event any action is filed in relation to this permit, the unsuccessful party shall pay to the successful party, in addition to all sums either party may be called upon to pay, a reasonable sum for the successful party's attorney's fees. Any lawsuit brought to resolve a dispute arising from this permit must be brought either in the county where the permitted structure is located or in Carson City, Nevada.
3. The Permittee understands and agrees that the failure of the State of Nevada, acting through the Division of State Lands and the State Land Registrar, to insist upon strict performance of any of the conditions, covenants and agreements pertaining to this permit or to exercise any option herein conferred in any one or more instances, shall not be construed to be a waiver or relinquishment of any such conditions, covenants and agreements.
4. The Permittee understands and agrees that the State of Nevada, acting through the Division of State Lands and the State Land Registrar, will not waive and intends to assert all available immunities and statutory limitations in all cases, including, without limitation, the provisions of Nevada Revised Statutes Chapter 41.
5. The Permittee agrees to indemnify, defend, and hold harmless the State of Nevada and its agents from and against any and all liability, damages, losses, debts, obligations, judgments, expenses or actions, including reasonable attorneys' fees, for personal injuries, property damage, or for loss of life or property resulting from, or in any way connected with the condition or use of the premises covered herein, including any hazard, deficiency, defect or other matter, known or unknown, arising out of or in any way connected with the projects and related activities. This does not exclude the State of Nevada's right to participate in its own defense in any litigation that may arise from this authorized use.
6. The Permittee understands and agrees that the TWO (2) single, residential-use mooring buoys in Lake Tahoe below elevation 6223.0 feet must be located lakeward of APN: 1418-27-210-005 in an area not closer than twenty (20) feet from each adjacent property line extended lakeward at a right angle to the shore according to the attached approved site plan. Per NAC 322, a mooring buoy must not be placed closer than fifty (50) feet from another buoy.
7. Per NRS 488.257, a mooring buoy must be white in color and have a horizontal blue band around the circumference of the buoy which is at least three inches in width and centered midway between the top of the buoy and the water line. A mooring buoy which is placed within an area other than an area designated by the Wildlife Commission as an anchoring or mooring area must display a quick flashing white light between sunset and sunrise. If a vessel is moored to such a buoy, only the vessel must display between sunset and sunrise a white light clearly visible in all directions.
8. The Permittee understands and agrees that the ONE (1) breakwater in Lake Tahoe below elevation 6223.0 feet must be located lakeward of APN: 1418-27-210-005, in an area not closer than TEN (10) feet from each adjacent property line extended lakeward at a right angle to the shore according to the attached approved site plan. This breakwater does not meet the required setback distance. However, under NAC 322.250(8), the State Land Registrar may issue permits for a pier or breakwater that does not meet the set back requirements without written consent from the affected adjacent neighbor if the structure was previously permitted by the State Land Registrar before October 24, 2014.
9. The Permittee understands and agrees that no rocks or other material may be moved or relocated at or around the buoys or breakwater sites.
10. The Permittee understands and agrees that the TWO (2) single, residential-use mooring buoys and ONE (1) breakwater in Lake Tahoe below elevation 6223.0 feet must be maintained in good repair at all times. If maintenance requires use of mechanized equipment within the lake in order to replace or restore rocks or other material around the breakwater, Permittee must contact the State Land Registrar and secure any necessary permits or authorizations prior to commencement.
11. The Permittee understands and agrees that at no time will the Permittee deny the general public access to the waters of Lake Tahoe in, under, and around the mooring buoys or breakwater or other structures for fishing or other recreational uses.
12. The Permittee understands and agrees that the insurance coverage must remain in effect at all times as evidenced by a current and valid Certificate of Insurance and Policy Endorsement naming the State of Nevada, Division of State Lands, its officers, employees and immune contractors as defined in NRS 41.0307 provided to the Division of State Lands. If the insurance coverage expires, the Permittee shall immediately remove the mooring buoys and breakwater from Lake Tahoe.
13. The Permittee understands and agrees that no other structures are permitted or allowed under this permit.

14. The Permittee understands and agrees that a permit from the State Land Registrar is required prior to commencement of any future changes, relocation or replacement of the mooring buoys or breakwater as approved under this permit.

15. The Permittee understands and agrees that the Division of State Lands and the State Land Registrar are required, pursuant to NRS 322.120, to assess an annual permit fee. Should NRS 322.120 be amended or updated such that required fee amounts change, the Division of State Lands and the State Land Registrar reserve the right to re-evaluate, reassess and adjust the permit fee on an annual basis accordingly. The current annual fee associated with this permit for TWO (2) single, residential-use buoys in Lake Tahoe below elevation 6223.0 feet is SIXTY DOLLARS AND NO/100 (\$60.00). Said fee is to be paid on or before APRIL 30th, 2018, and on or before APRIL 30th each and every year thereafter. There is no annual fee associated with the ONE (1) breakwater structure in Lake Tahoe below elevation 6223.0 feet as it is considered a protective structure.

16. Permittee understands and agrees this navigable water permit has a TEN (10) year term and will expire and become void on APRIL 29, 2028. Should the applicant desire to continue utilizing the structures placed upon state land beyond said expiration date, the applicant shall submit the appropriate application along with the required application fee and all required supporting documentation to the State Land Registrar for the consideration of issuing a new permit at least 90 days prior to the expiration date.

17. The Permittee is required to place a numbered and dated permit decal sticker, as supplied by the Division of State Lands, on the permitted buoys.

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

The Permittee understands and agrees that the Department may cancel a permit for failure of the holder to comply with NAC 445A.028 to 445A.052, inclusive, or with any condition under which the permit was granted. Failure to concur with or comply with any of the conditions contained herein will cause this permit to become invalid and require the immediate removal of the breakwater.

19. The Permittee understands and agrees that the buoys and breakwater authorized under this permit will conform with the placement depicted on the Final Site Plans approved on April 16th, 2018 and on file in the office of the Division of State Lands and are incorporated hereto and hereby included in this authorization.

20. This permit replaces permit number 2769, issued to Gladys M. Paulson, which authorized ONE (1) breakwater, and was in effect from March 16, 2012 until March 15, 2032.

Use for new structures:

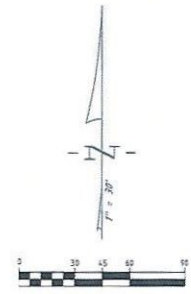
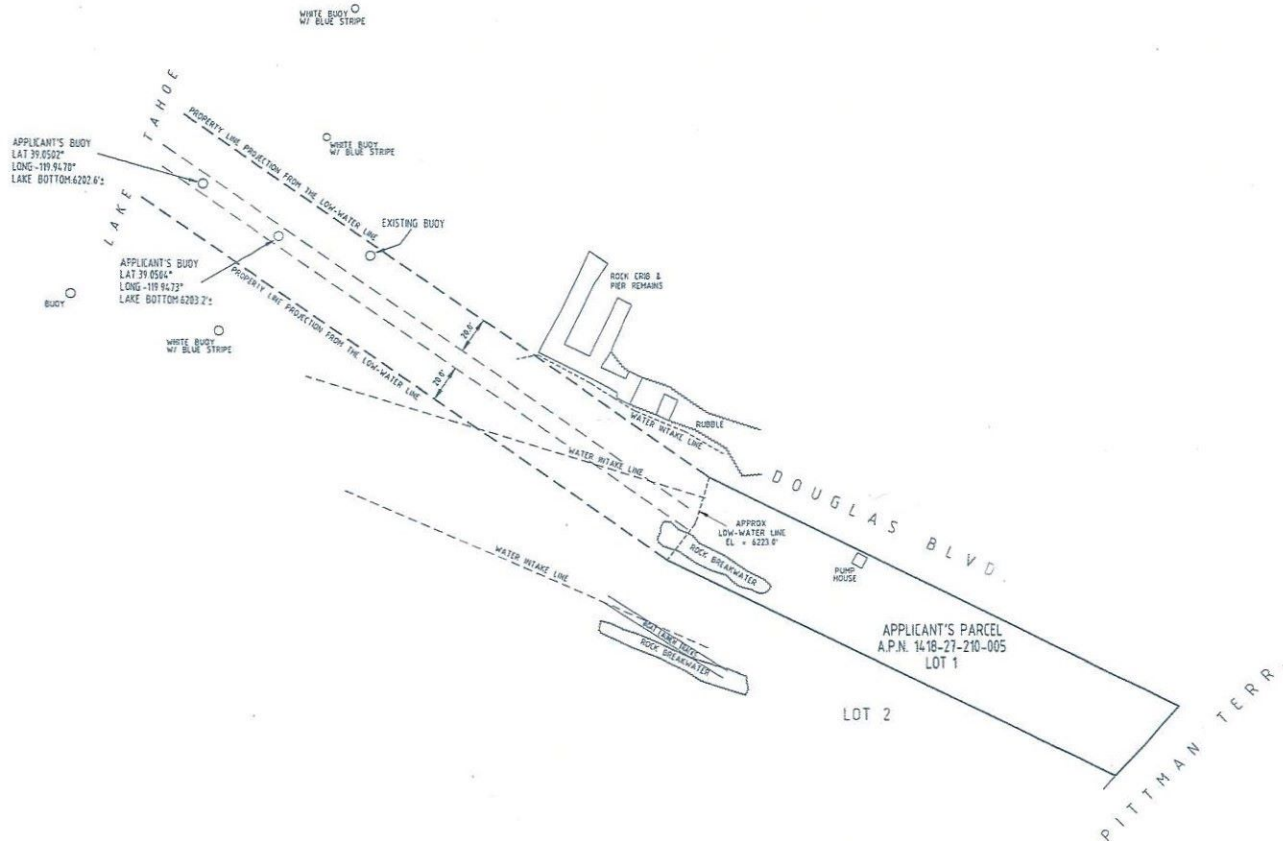
21. Best Management Practices (BMPs) shall be applied and precautions shall be taken: to prevent and control releases of debris, sediment, any transport of sediments, and to prevent and control turbidity in the Lake during the project activities. BMP's applicable to buoy installations and relocations,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

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

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

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

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



**APPROVED**  
 BY Lucy Wong DATE 4/16/2018  
 NEVADA DIVISION OF STATE LANDS

APPLICANT & MAILING ADDRESS  
 ZEPHYR COVE VENTURES  
 3550 NATURES WAY  
 NEW BRAUNFELS, TX 78133

**TURNER & ASSOCIATES, INC.**  
 LAND SURVEYING  
 (775) 598-5438  
 FAX: (775) 588-9294  
 308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448  
 P.O. BOX 5067 - STATELINE, NEVADA 89449

**NOTES**  
 ...THE PROPERTY LINE INFORMATION SHOWN HEREON IS FROM RECORD DATA AND DOES NOT REPRESENT A BOUNDARY SURVEY  
 ...THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON.  
 TURNER AND ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY ENCROACHMENTS WHICH MAY AFFECT THIS PROPERTY  
 ...THIS DRAWING OR MAP IS THE PROPERTY OF TURNER & ASSOCIATES INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES INC.

BENCH MARK		BUOY SITE PLAN				DATE
NUMBER		PARCELS PER BK. 511 PG. 5055				FEB 2018
ELEVATION		APN 1418-27-210-005, 1468 PITTMAN TERR.				SHEET
DATUM		DOUGLAS CO., NV				1 OF 1
DESCRIPTION		SCALE	HORIZ 1"=30'	VERT N/A	FIELD SW - JR	DRAWN SW
REVISION NO.	DATE	DESCRIPTION				CHECKED
						BY
						CHKD



**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)

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**ATTACHMENT G**

June 5, 2024

Abigail Edwards, Tahoe Land Planning  
PO Box 1253  
Carnelian Bay, CA 96140  
[abby@tahoelandplanning.com](mailto:abby@tahoelandplanning.com)

SENT VIA EMAIL

**NEW SINGLE-USE PIER, 1468 PITTMAN TERRACE, DOUGLAS COUNTY, NEVADA, ASSESSOR'S PARCEL NUMBER (APN) 1418-27-210-005, TRPA FILE NUMBER ERSP2024-0075**

Dear Applicant:

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. If you accept and agree to comply with the Permit conditions as stated, please make a copy of the permit, sign the "Permittee's Acceptance" block on the first page the permit, and return the signed copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit will be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgement of the permit, but rather acceptance of the conditions of the permit.

TRPA will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. Please schedule an appointment with me to finalize your project. Due to time demands, TRPA cannot accept drop-in or unannounced arrivals to finalize plans.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this approval may be appealed within twenty-one (21) days of the date of this correspondence.

Thank you for your attention to this matter. If you have questions, please contact me by phone at (775) 589-5249 or by email at [zdavis@trpa.gov](mailto:zdavis@trpa.gov).

Sincerely,

A handwritten signature in black ink that reads "Zach Davis".

Zach Davis  
Assistant Environmental Specialist  
Permitting & Compliance Department



**CONDITIONAL PERMIT**

PROJECT DESCRIPTION: New single-use pier & mooring conversion accessory to APN: 1418-27-210-005

PERMITTEE: Zephyr Cove Ventures

FILE NUMBER: ERSP2024-0075

COUNTY/LOCATION: Douglas County / 1468 Pittman Terr

Having made the findings required by Agency ordinances and rules, TRPA staff approved the project on **June 5, 2024**, subject to the standard conditions of approval attached hereto (Attachment S) and the special conditions found in this permit.

This permit shall expire on **June 5, 2027** without further notice and the project shall be completed by the expiration date. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, TREE REMOVAL, CONSTRUCTION, OR GRADING SHALL COMMENCE UNTIL:

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

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

6 / 5 / 24  
\_\_\_\_\_  
Date

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

Signature of Permittee \_\_\_\_\_ Date \_\_\_\_\_

**APN: 1418-27-210-005**  
**FILE NO. ERSP2024-0075**

Security Posted (1):                      Amount \$ 10,000 Type \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Administrative Fee (2):        Amount \$ 251        Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Shorezone Mitigation Fee (3):        Amount \$ 9,486    Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Shorezone Mitigation Fee (4):        Amount \$ 600        Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Notes:

- (1) See Special Condition 3.E, below.
- (2) See Special Condition 3.E, below.
- (3) See Special Condition 3.F, below.
- (4) See Special Condition 3.G, below.

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

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

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

\_\_\_\_\_  
Date

**SPECIAL CONDITIONS**

1. This permit authorizes a new single-parcel/single-use pier and mooring conversion to serve a littoral parcel located at 1468 Pittman Terrace, Glenbrook, Nevada. This permit authorizes a total pier length of 158.1 feet. This permit authorizes a three foot by 30-foot catwalk and gangway and one 12,000-pound capacity boat lift on the pierhead. The pier will extend lakeward from APN 118-27-210-005 with double pilings being driven feed and cover fish habitat, subject to TRPA fish habitat mitigation requirements. Low-level turtle lights may be placed on the pier deck for the purposes of deck illumination only. This authorization includes one set of stone steps for the parcel owner’s access to the pier. Total land capability class 1b coverage authorized by this permit is 95 square feet and shall be mitigated at a ratio of 1.5:1 (143 square feet) by transferring in restoration credits consistent with code sections 85.5.4, 85.5.1.E, and 30.5.3.

This permit authorizes the conversion of one legally existing mooring buoy to one 12,000-pound capacity boat lift. The resultant moorings associated with APN 14118-27-210-005 are one boat lift located on the pier and one mooring buoy. The anchor block associated with TRPA mooring number 9649 shall be permanently removed from the water. As opposed to the project’s proposal, the most lakeward buoy (TRPA mooring number 9745, current tag number A1550) shall not be converted for the proposed boat lift. Mooring number 9649 shall be converted instead because it is located outside of the parcel’s property projection lines and its conversion brings existing moorings into greater conformance with TRPA Code of Ordinances.

Existing Moorings Prior to this Authorization

APN	Moorings Registration	Moorings Buoys
1418-27-210-005	#10271	2

Moorings Resultant of this Authorization

APN	Moorings Registration	Moorings Type & ID Number
1418-27-210-005	#10271	Boat Lift 9649 & Buoy 9745

The proposed project is located in Scenic Shoreline Unit 26 – Cave Rock, which is not in attainment with the TRPA Scenic Threshold. Up to 220 square feet of visible mass is allowed for a single-use pier. The allowable visible mass is not inclusive of accessory structures such as boatlifts, catwalks, and ladders. The proposed pier has a visible mass of 219.15 square feet being counted towards the 220 square feet of allowable visible mass. The project area is located in a Visually Modified scenic character type, requiring mitigation of all additional visual mass, including accessory structures associated with a pier, at a 1:2 ratio. There is a total visible mass, including accessory structures, of 330.9 square feet, meaning 662 square feet of visible mass must be mitigated. Additional visible mass associated with the pier will be mitigated by retiring remaining allowable visible mass associated with the project area. The project will result in a Composite Contrast Rating Score (CCRS) of 26 for the project area, pending proposed vegetative screening and the proposed new roof and house paint. Retiring 662 square feet from the project area (APN 1418-27-210-005) leaves the parcel with 175 square feet of remaining visible mass (scenic credit).

Completion of this project will not result in a BMP Certificate.

2. The Standard Conditions of Approval listed in Attachment S shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
  - A. The site plan (Sheet 1) for the project area shall be revised to include the following:
    1. Update coverage tables to reflect 95 square feet of class 1b coverage will be created for access to the pier. In order to mitigate for this additional coverage in the Class 1b/backshore, restoration credits shall be transferred to the site at a ratio of 1.5 to 1 (95 s.f. x 1.5 = 143 s.f. of restoration credits). The transfer of restoration credits shall also be noted in the coverage table.
    2. Delineate unauthorized coverage for removal (a portion of the 53 square foot path in class 1b). All areas where coverage is removed must be restored in accordance with the revegetation standards in Sections 61.4 and 36.7 of the TRPA Code of Ordinances.
    3. Include a plan notation that indicates pile driving operations and other piling installation methods (i.e. pinning, etc.) shall require the installation of caissons for turbidity control. A floating fine mesh fabric screen or other material approved by

TRPA shall be installed underneath the pier decking to capture any fallen materials during pier construction. The floating screen and caissons may be removed upon project completion and after a satisfactory inspection by TRPA to ensure that all suspended materials have settled.

4. Include a plan notation that states, "The project will result in a composite contrast rating score of 26 pending the planting of proposed vegetative screening, the construction of a new roof, and the painting of the house. 330.9 square feet of visible mass associated with the new pier will be mitigated by retiring 662 square feet (331 square feet multiplied by two for a project in a Visually Modified area) from the project area's allowable visible mass. This leaves APN 1418-27-210-005 with 175 square feet of remaining allowable visible mass (scenic credit)."
  5. Submit a revised location for fish habitat mitigation (pyramid rock stacks), to be approved by TRPA staff prior to acknowledgment. Fish habitat mitigation shall not be placed underneath the proposed pier.
- B. The permittees shall transfer restoration credits for minimum access to the pier in accordance with TRPA Code Sections, 85.5.4, 85.5.1.E, and 30.5.3 to APN 1418-27-210-005. Note that all restoration credit transfers must be in compliance with Chapter 30 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure. Evidence of completed transfer shall be provided to TRPA prior to permit acknowledgement.
  - C. The permittee shall submit material and color samples labeled with corresponding Munsell Color, showing conformance with TRPA Code of Ordinance section 84.4.3.A.5.
  - D. The permittee shall provide underwater photos of the project area indicating the conditions prior to the start of construction. For the purposes of this condition, the project area shall include the areas where the approved pier will be built as well as the area where the buoy block for the buoy that will be converted to a boatlift will be removed. Prior to security return, the permittee shall provide post-construction underwater photos of the same locations of the project area. Note that prior to security return, the permittee must demonstrate proof that all components of the buoy block have been removed, the area of lake bottom restored, and the fish habitat disturbance mitigated. The permittee shall return TRPA mooring buoy tag A1551 to the TRPA inspector prior to security return.
  - E. The project security required under Standard Condition A.3 of Attachment S shall be \$10,000. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee. **Prior to release of security, the permittee shall provide to the TRPA inspector the buoy tag (A1551) for the buoy and anchor block that is removed for the conversion.**
  - F. Pursuant to Section 10.8.5.E.4.a.i of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of \$9,486 for the construction of 158.1 feet of pier length for a new pier (assessed at \$60.00 per linear foot).

- G. Pursuant to Section 10.8.5.E.4.a.ii of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of \$600.00 for the addition of one (1) boatlift to the proposed pier (assessed at \$600 per application).
  - H. The Permittee shall provide an electronic set of final construction drawings and site plans for TRPA Acknowledgement.
4. The permittee shall request a TRPA Tahoe Yellow Cress (TYC) survey prior to commencement of construction and take adequate measure to ensure that no the project will have no impact to TYC plants on site. Inspections occur from June 15 to September 15 of each year. If the project does not go forward by October 15 of the year it was acknowledged, another TYC inspection shall take place prior to the start of construction. If the inspection reveals that the site contains TYC plants, the applicants shall submit a TYC Management Plan for the subject parcel. The protection plan shall include methods used during construction for protection of the species and the habitat, monitoring during construction, and also protection measures to be utilized long term. Construction methods must include vegetation fencing to prevent vehicular disturbance, pedestrian disturbance, and storage of equipment on the beach. Long-term protection measures may include limiting beach raking, limiting access to the population/habitat, and/or avoiding population disturbance.
  5. A copy of the spill prevention plan and a contact list of all emergency response agencies shall be available at the project site at all times during construction.
  6. It is the Permittee's responsibility to receive authorization and obtain any necessary permits from other responsible agencies for the proposed project.
  7. No pier construction shall occur between May 1 and October 1 (spawning season) unless prior approval is obtained from the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, or the U.S. Fish and Wildlife Service.
  8. Disturbance of lake bed materials shall be the minimum necessary. The removal of rock materials from Lake Tahoe is prohibited. Gravel, cobble, or small boulders shall not be disturbed or removed to leave exposed sandy areas before, during, or after construction.
  9. Best practical control technology shall be employed to prevent earthen materials to be resuspended as a result of construction activities and from being transported to adjacent lake waters.
  10. The discharge of petroleum products, construction waste and litter (including sawdust), or earthen materials to the surface waters of the Lake Tahoe Basin is prohibited. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
  11. Mooring registration and scenic mitigation fees shall be paid annually for each permitted mooring pursuant to Article X of TRPA Rules of Procedure. These fees are non-refundable and the due date is subject to change.

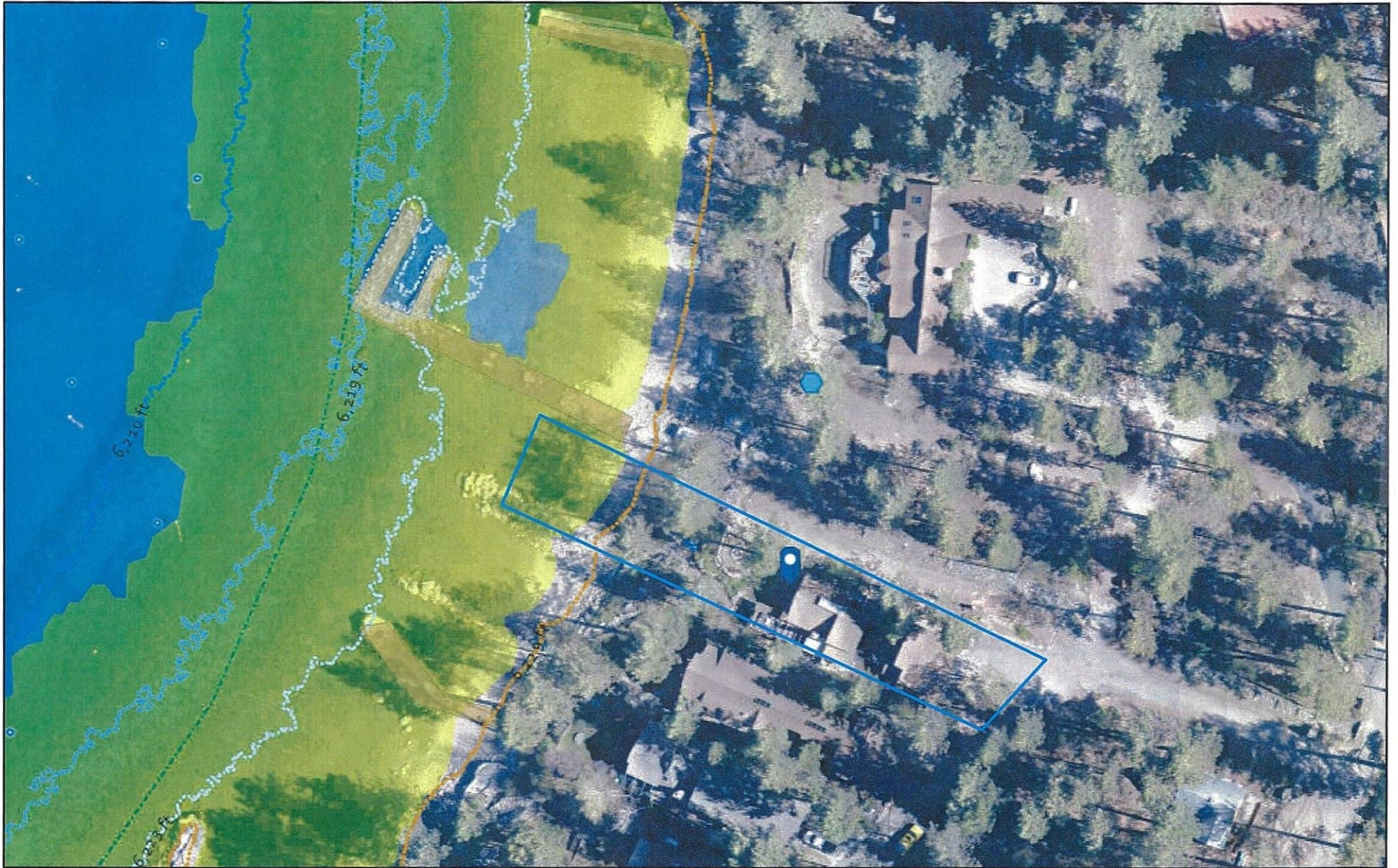
12. Best Management Practices (BMPs) installed on the property shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.
13. Buoy anchoring devices shall not be relocated without prior TRPA approval.
14. **Locate all underground and underwater utilities.** If your project might disturb underwater utilities, call the regional Underground Service Alert (USA North: 1-800-227-2600) prior to placement or construction. California and Nevada state law both require the permittee to call USA DIGS at least 48 hours prior to commencement of construction.
15. Any normal construction activity creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.
16. 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.
17. Violation of any of the conditions of this permit shall be grounds for enforcement action including revocation of the permit. The process for the determination of the enforcement action, including notice and hearings, shall be pursuant to Article IX of TRPA's Rules of Procedure. If the permit is revoked, the permittee hereby agrees to remove the buoy(s) within 30 days, and alternatively, if the buoy(s) is not removed within 30 days, authorizes TRPA to remove the buoy(s) at the permittee's expense.
18. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, administrative appeal, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

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

rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

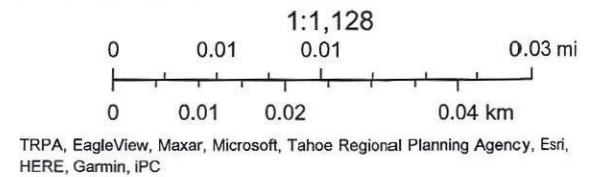
**END OF PERMIT**

# Shoreline Plan Map



5/23/2023, 2:21:00 PM

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





# 1468 PITTMAN TERRACE SINGLE-PARCEL PIER PROJECT

### COVERAGE CALCULATIONS:

Parcel area: 10,089 SF  
 Allowable Coverage: Class 1a @ 31% = 301 SF  
 Verified Coverage: 3,579 SF

#### Approved Coverage (per TRPA #1994025457D):

Item	Qty	Area (SF)	Total
Structures:	0	0	956 SF
Garage:	0	0	697 SF
Deck/stairs w/3:1:	0	0	254 SF
Path/stairs/landing:	0	223 SF	529 SF
AC paving:	0	0	390 SF
Rock walls:	0	30 SF	500 SF
<b>Total:</b>	<b>0 SF</b>	<b>253 SF</b>	<b>3,326 SF</b>

#### Existing Coverage:

Item	Qty	Area (SF)	Total
Residence:	0	0	1,010 SF
Garage:	0	0	527 SF
Pumphouse:	0	38 SF	0
Deck/stairs w/3:1:	0	0	303 SF
Path/stairs/landing:	0	223 SF	644 SF
AC paving:	0	0	440 SF
Sheds:	0	0	54 SF
Concrete pads:	0	0	15 SF
<b>Total:</b>	<b>0 SF</b>	<b>261 SF</b>	<b>2,993 SF</b>

#### Proposed Coverage:

Item	Qty	Area (SF)	Total
Residence:	0	0	1,010 SF
Garage:	0	0	527 SF
Pumphouse:	0	38 SF	0
Deck/stairs w/3:1:	0	0	303 SF
Path/stairs/landing:	0	208 SF	644 SF
AC paving:	0	0	440 SF
Sheds:	0	0	54 SF
Concrete pads:	0	0	15 SF
<b>Total:</b>	<b>0 SF</b>	<b>304 SF</b>	<b>3,297 SF</b>

Coverage to be purchased in Cat (2): 43 SF

### PIER MASSING CALCULATIONS

#### ALLOWED PIER MASSING CALCULATIONS

PROPOSED PIER DIMENSIONS	(feet/in.)	(feet)
Pier length (visible from HWL)	152'-8.4"	152.70
Width of Pier and Catwalk	10'-0"	10.00
Decking height with joists	9"	0.75
Girders depth	6-3/8"	0.53
Pile height (visible at 6.226' lake level)	4'-8-5/8"	4.72
Pile width	10-3/4"	0.90

PROPOSED PIER VISUAL MASS	(sq. ft.)
Decking/framing: 152.7' x 0.75' (side) =	114.53
Decking/framing: 10' x 0.75' (front) =	7.50
Steel piles: 0.9' x 4.72' x 11 piles (side) =	46.73
Steel piles: 0.9' x 4.72' x 2 piles (front) =	8.50
Steel Girders: 0.05 SF x 11 (side) =	0.60
Steel Girders: 0.53' x 10' (front) =	5.30
Catwalk/Ramp: (30' x 0.75') + (4.5' x 3') =	36.00
<b>Total Proposed Visual Massing:</b>	<b>219.16</b>
<b>Total Allowed Visual Massing:</b>	<b>220.00</b>

#### VISIBLE PIER MASSING TO BE MITIGATED

PROPOSED PIER VISUAL MASS	(sq. ft.)
Decking/framing: 152.7' x 0.75' (side) =	114.53
Decking/framing: 10' x 0.75' (front) =	7.50
Steel piles: 0.9' x 4.72' x 11 piles (side) =	46.73
Steel piles: 0.9' x 4.72' x 2 piles (front) =	8.50
Steel Girders: 0.05 SF x 11 (side) =	0.60
Steel Girders: 0.53' x 10' (front) =	5.30
Catwalk/Guardrail/Ramp: (9.99') + (30' x 0.75') + (4.5' x 3') =	45.99
New fender piles: (0.29' x 6' x 15') + (0.29' x 6' x 11') =	10.44
Swim ladders: (3.33' ladder stainers + 0.83' rungs) x 2	8.32
12,000 lbs Boat Lift (@ 83 SF) =	83.00
<b>Total Visual Massing to be Mitigated:</b>	<b>330.90</b>

#### SQUARE FEET OF MITIGATION REQUIRED

Visually Modified Scenic Character Type (1.2 scenic mitigation req.)  
 (330.90 x 2) =

**Total scenic mitigation required (sq. ft.): 662**

#### FISH HABITAT MITIGATION CALCULATIONS

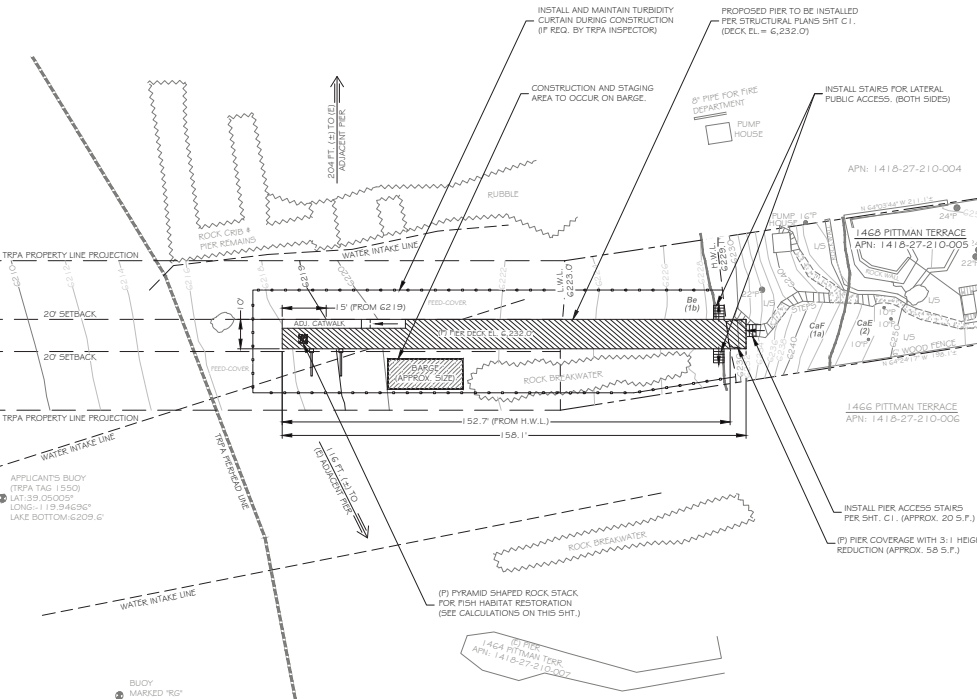
AREA OF DISTURBANCE RESULTING FROM INSTALLATION OF (22) NEW PILING (0.64 X 22)	14.08 SQ. FT
AREA OF DISTURBANCE RESULTING FROM INSTALLATION OF (3) 10X54 BOAT LIFT PILING (0.11 X 2)	0.22 SQ. FT
TOTAL FISH HABITAT RESTORATION REQUIRED (1:1 MITIGATION)	14.30 SQ. FT
LAKE BOTTOM CREDIT FROM REMOVAL OF (1) BUOY BLOCK (10 SF/EA)	-10.00 SQ. FT
TOTAL PROPOSED FISH HABITAT MITIGATION (ONE ROCK PYRAMID AT 9 SQ. FT./EACH)	9.00 SQ. FT

Call Two Working Days Before You Dig!



Dig Safely. Dig Safely.

CALL: 811



### PROJECT INFORMATION:

**OWNER:** ZEYRIV COVE VENTURES LLC  
 ATTN: MARK RODRIG  
 3550 NATUPES WAY  
 NEW BRAUNFELS, TX 78132

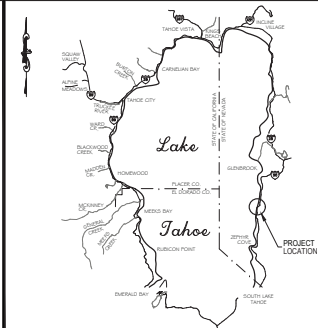
**PLANNER:** TAHOE LAND PLANNING  
 ATTN: ABIGAIL EDWARDS  
 P.O. BOX 1253  
 CARLEMAN BAY, CA 96140  
 (530) 546-4402

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

**PROJECT:** 1468 PITTMAN TERRACE  
**LOCATION:** GLENBROOK, NV 89413

### SITE PLAN OVERVIEW

SCALE: 1"=20'-0"



### VICINITY MAP

NOT TO SCALE

### SURVEY/GENERAL NOTES:

- PIER MODIFICATION DESIGN BASED ON SURVEY PERFORMED BY TURNER & ASSOCIATES, DATED 1/18/2023. FERRELL CIVIL ENGINEERING (P.C.) WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY. CONTRACTOR TO VERIFY ON SITE ALL ASPECTS OF PROPOSED DESIGN PRIOR TO BEGINNING OF WORK. IF CONFLICT ARISES IMMEDIATELY CONTACT P.C. FOR RE-DESIGN.
- THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON. TURNER & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY.
- PROPERTY OWNER MUST VERIFY BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
- ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES WAS MADE AS A PART OF THIS SURVEY. CONTRACTOR SHALL CONTACT VARIOUS UTILITIES AGENCIES AND LOCATE ANY SUCH UTILITIES EVEN ON PRIVATE PROPERTY PRIOR TO BEGINNING OF WORK. IF CONFLICT ARISES IMMEDIATELY CONTACT P.C. FOR RE-DESIGN.
- CONTRACTOR TO HAVE THE APPROVED TRPA PERMIT AND STAMPED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION AND COMPLY WITH ALL SPECIAL AND STANDARD CONDITIONS OF APPROVAL SET FORTH IN THE PERMIT.
- ALL PROPOSED STEEL PILES TO HAVE A MIN. EMBEDMENT DEPTH AS STATED ON PLANS. IF SITE CONDITIONS DO NOT ALLOW FOR THIS CONTRACTOR SHALL PILE THE PILES TO EXISTING BOLLERS PER ENGINEERS DIRECTION AND DETAIL GD 1.
- PIER FINISH, STRUCTURAL STEEL AND CATWALK SHALL ALL BE A MATTE MEDIUM TO DARK GRAY, OR OTHER DARK COLOR CONSISTENT WITH THE COLOR PHOTOGRAPHS SUBMITTED WITH THE APPLICATION MATERIALS.
- PILE DRIVING OPERATIONS AND OTHER PILING INSTALLATION METHODS (I.E. PILING, ETC.) SHALL REQUIRE THE INSTALLATION OF CAISSONS FOR TURBIDITY CONTROL. UPON THE DISCRETION OF THE TRPA INSPECTOR UPON A PRE-GRAB INSPECTION, A FLOATING FINE MESH FABRIC SCREEN OR OTHER MATERIAL APPROVED BY TRPA SHALL BE INSTALLED UNDERNEATH THE PIER DECKING TO CAPTURE ANY FALLEN MATERIALS DURING PIER DEMOLITION AND RECONSTRUCTION. THE FLOATING SCREEN CAISSONS SHALL BE REMOVED UPON PROJECT COMPLETION AND AFTER A SATISFACTORY INSPECTION BY TRPA TO ENSURE THAT ALL SUSPENDED MATERIALS HAVE SETTLED.

### TRPA NOTES:

- THERE WILL BE NO STORAGE OF CONSTRUCTION MATERIALS IN THE SHOREZONE (INCLUDING THE BACKSHORE), EXCEPT ON EXISTING HARD LAND COVERAGE.
- STAGING ACTIVITY IS PROHIBITED LAKE WARD OF THE HIGH WATER LINE EXCEPT BY BARGE, DELIVERY, REMOVAL AND STAGING OF CONSTRUCTION EQUIPMENT AND MATERIALS SHALL ONLY OCCUR ON THE BARGE UNLESS APPROVED BY TRPA IN THE CONSTRUCTION PLAN.
- DISTURBANCE (TEMPORARY OR PERMANENT) TO THE LAKE SUBSTRATE IS PROHIBITED FOR CONSTRUCTION ACTIVITIES AND MODIFICATIONS TO THIS PIER EXCEPT FOR BOLTS OR SIMILAR DEVICES NECESSARY TO ANCHOR THE APPROVED STRUCTURAL SUPPORT AND FENDER PILING. EXISTING BOULDERS IN LAKE TAHOE SHALL NOT BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL. CONSTRUCTION ACTIVITIES SHALL NOT INCREASE WATER TURBIDITY NOR CAUSE ANY SUSPENSION OF ANY LAKE SEDIMENTS IN THE WATERS OF LAKE TAHOE.

### SHEET INDEX:

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



DRAWN BY: HBG DESIGN BY: HBG  
 CHECKED BY: TKF DWG: P:\PIERS\PITTMAN TERRACE\_1468

REVISION	DATE	DESCRIPTION	APPROVED	DATE

**Ferrell Civil Engineering**

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

ph: 530.546.2752  
 fax: 530.546.4469

1468 PITTMAN TERRACE APN: 1418-27-210-005 DATE: DECEMBER 28, 2023

**TITLE SHEET/SITE PLAN** SCALE: 1"=20'-0"

NEVADA REG. NO. 1468 PITTMAN TERRACE

SHEET T1 OF 4