

# Thompson Appeal

204 Pine Street

Tahoma, CA

Placer County APN 098-210-012

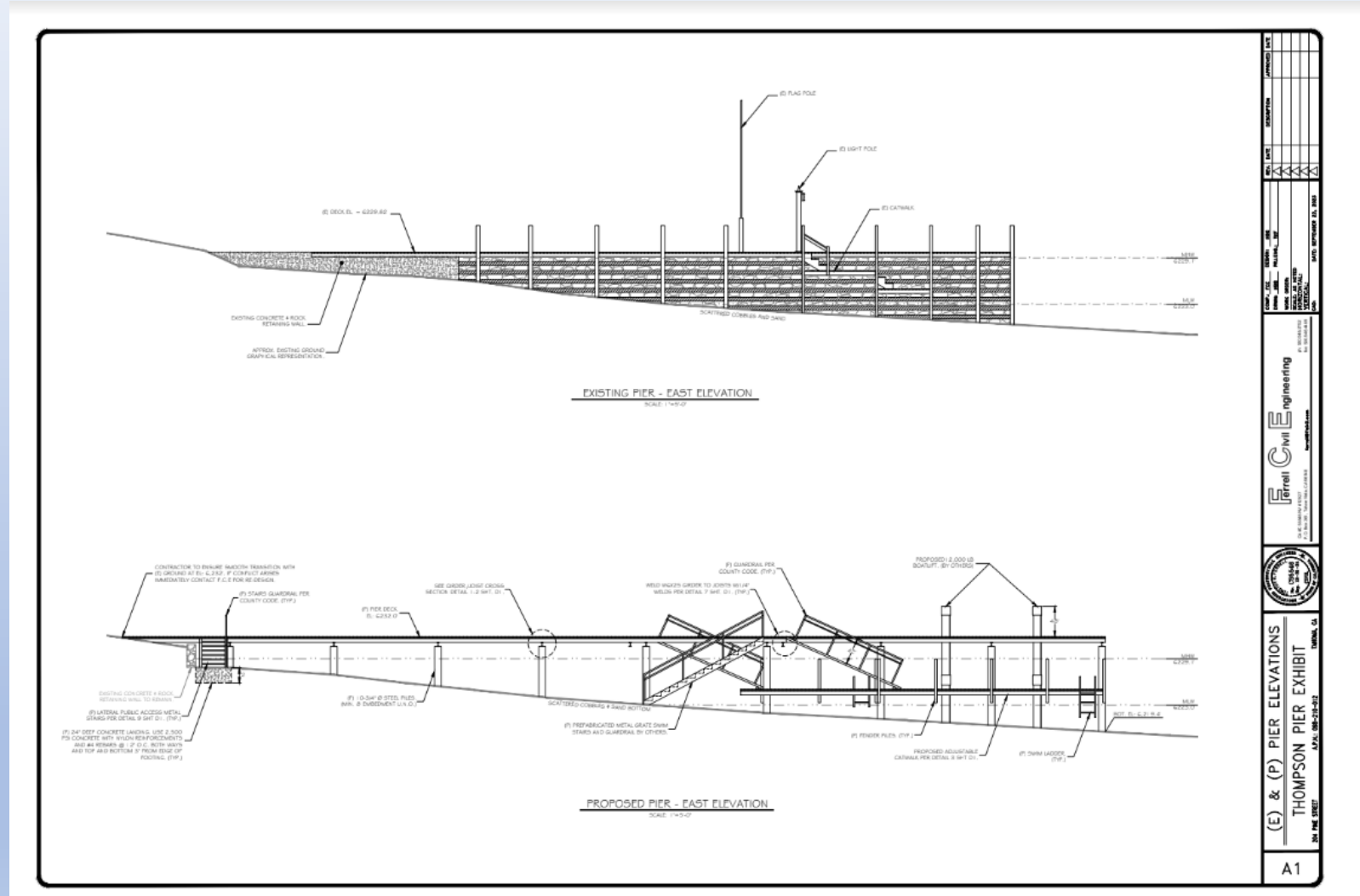
TRPA File # ERSP2020-0373

Appeal File # ADMIN2023-0013



# Project Scope

- Convert the existing rock crib and concrete pier to an open piled pier
- Decrease the pier width from 11' to 10'
- Decrease the pierhead width from 20' to 16'
- Converting both catwalks to adjustable
- Trade an existing buoy and block for a 12,000 boatlift
- Replace the existing catwalks with less visible, adjustable catwalks
- Installing stairs below the high-water line for public trust access
- Extending the pier in conformance with the TRPA Code



# Environmental Benefits

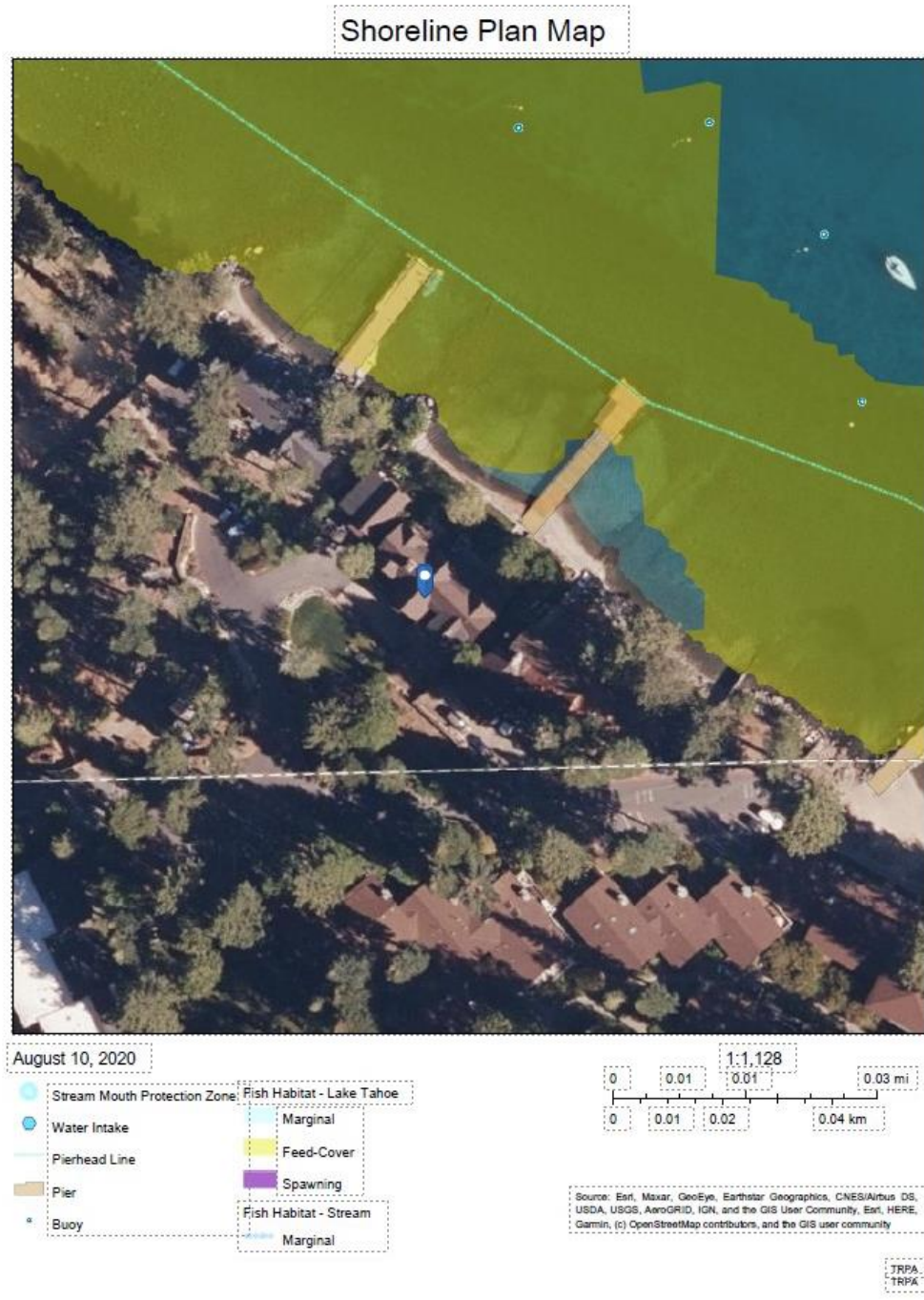
- Rock crib and concrete structures are extremely harmful to the environment
- Even repair of rock crib can be invasive





# Fish Habitat

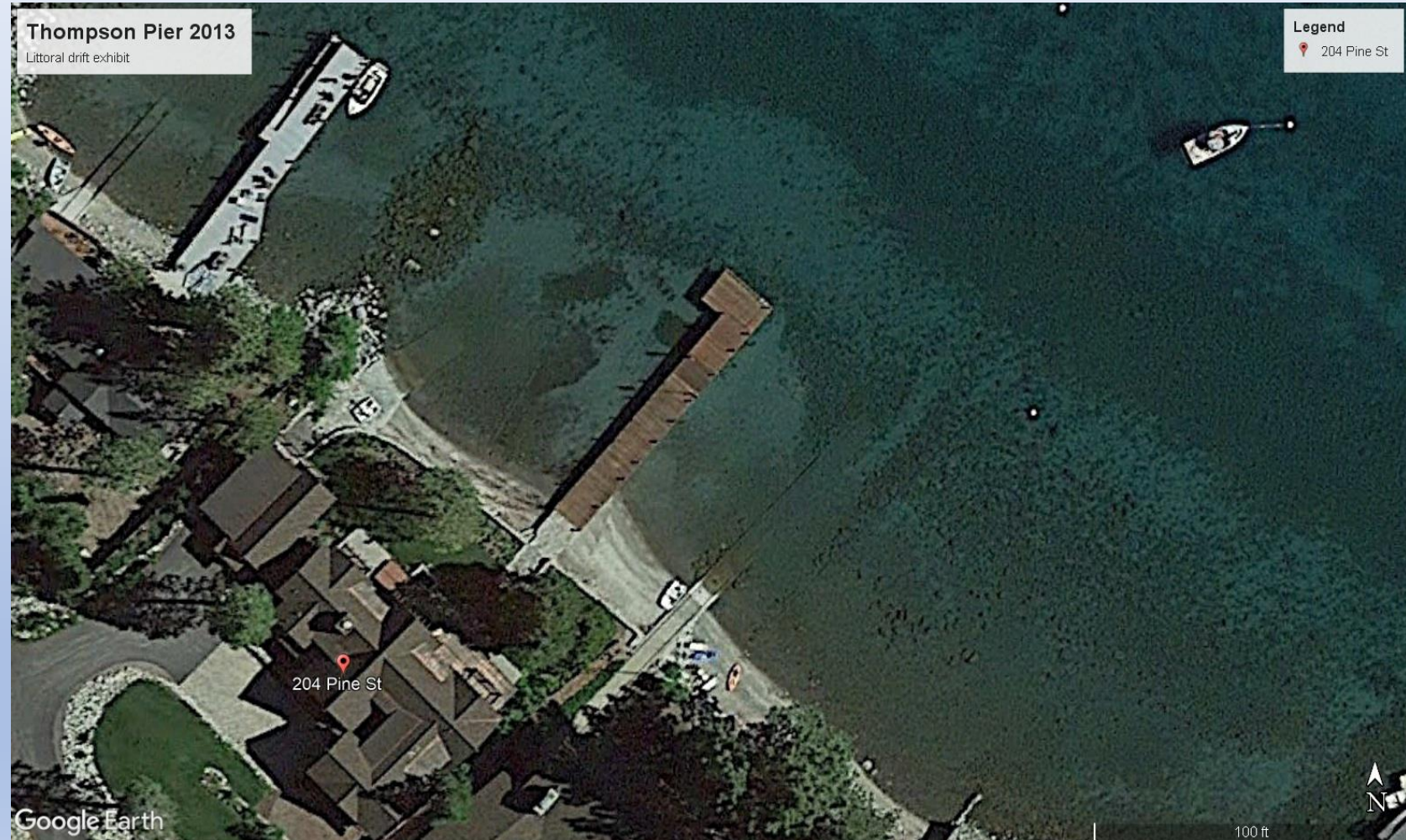
- Impact of rock crib pier on fish habitat
- Blockage to littoral drift degrades habitat from fees and escape cover to marginal
- Removal of structure completely restores natural fish habitat



# Environmental Benefits

## Littoral drift

- Replace existing solid structure pier to an open piled pier
- Removal of blockage to littoral drift will restore degraded habitat





# Scenic Benefits

- Bring extraordinarily nonconforming pier into complete conformance with TRPA scenic standards





# Water Quality Benefits

- Water level at 6227.8'
- During major storm events Lake Tahoe water level can go above 6229.1'
- Rock crib piers are highly reflective to wave energy



# Pre Application Consultation and Last Minute Change

- December 5, 2019 – Kaufman Edwards Planning and Paul Thompson met with TRPA to go over project scope. TRPA staff told applicant that they could proceed with an application because the pier would be becoming significantly more compliant with the proposed changes.
- December 2019-August 2020– Applicant worked with engineer on design and submitted applications to all agencies.
- November 4, 2020 – TRPA contacts applicant to say the project cannot be approved after the date hearing notices were to be sent out.
- Over \$70,000 has been spent on the project design, consulting and application fees.



# Suggested Code Amendment

- The following are modifications to existing piers that do not constitute an expansion of a pier:
  - A. Placement of bumpers on piers.
  - B. Removal of nonconforming structures (i.e. rock cribbing).
  - C. Handrails.
  - D. Swim ladders.
  - E. Pier deck height if there is a net decrease in the total visible mass of the pier.
  - F. Addition of a catwalk if taking the place of existing pier footprint and not creating additional mass.
  - G. Conversion of a rock crib to open piling pier, and notwithstanding the language below, including the conforming conversion of a buoy to a boat lift and minor conforming additional length.
- The following are modifications to existing piers that do constitute an expansion of a pier:
  - A. Additional pier width.
  - B. Additional pier length.
  - C. Addition of a boatlift.
  - D. Additional visible mass except for the additional visible mass created by the addition of structures/edifices/accessories listed above.