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February 2, 2024

Gary Furumoto
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Tahoe City, CA 96145

Sent via email to: gary@sagandesigngroup.com

DENIAL OF SINGLE PARCEL PIER APPLICATION, 3180 EDGEWATER DRIVE, PLACER COUNTY, CA, ASSESSOR'S PARCEL NUMBERS (APN) 093-072-041, TRPA FILE NUMBER ERSP2022-0021

Dear Mr. Furumoto,

As you are aware, the Tahoe Regional Planning Agency (TRPA) Governing Board adopted a new Shoreline Plan in 2018. New single-parcel and multiple-parcel piers are allowed as a part of that plan. A maximum of 128 piers will be distributed over the life of the plan, and every two years TRPA distributes allocations for single-parcel and multiple-parcel piers.

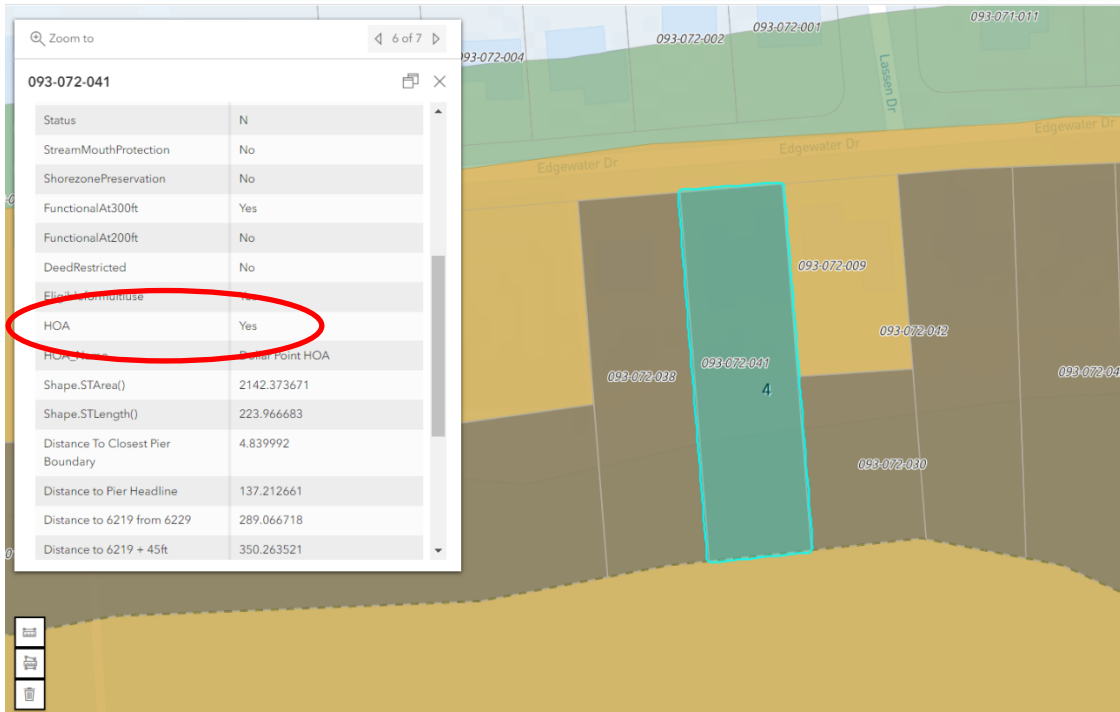
On June 29, 2021, a Preliminary Pier Application was submitted for a new single-parcel pier at 3180 Edgewater Drive in Placer County, California. The applicant indicated in the application that the project site is eligible for a new single-parcel pier under TRPA Code, Section 84.4.2: *Eligibility*. The applicant answered "No" to the question "Does this property have access to an existing Homeowner's Association pier?" Based on the information provided by the applicant, the application was entered into the single-parcel lottery and was awarded a single-parcel pier allocation based on a random selection (lottery) of eligible single-parcel pier submissions.

On January 13, 2022, an application for the new single-parcel pier was submitted to TRPA (subject application).

On October 27, 2022, TRPA staff sent notices to property owners within 300 feet of the subject site to notify them that the project was going to a Hearings Officer meeting. Prior to the meeting, it was brought to TRPA's attention that the property is in the Dollar Point Homeowners Association (HOA). The Dollar Point HOA has a pier. TRPA staff notified the applicant that the project is not eligible for a new single-parcel pier per TRPA Code, Section 84.4.2.5, which reads:

If the private littoral parcel has access to an existing homeowners association pier, the parcel shall only be eligible for an additional multiple-parcel pier and subject to the deed restriction requirements set forth in subsection 84.4.4.E.2. A multiple-parcel pier authorized under this provision and serving only one residence is limited to the single-parcel pier design standards.

The parcel was identified as being in a HOA in the GIS layer used for the preparation of the 2018 Shoreline Environmental Impact Statement, as shown below.



Source: <http://gis.trpa.org/permitreview/>

TRPA staff reviewed the application and found that the proposed single-parcel pier complies with the development standards for a single-parcel pier, but not the eligibility criteria, and therefore TRPA is denying the current single-parcel pier application. This determination does not prohibit the applicant from submitting a project application for a multiple-parcel pier in the future.

If you should wish to appeal this decision, you must file a complete appeal application within 21 days from the date of this letter.

Sincerely,

Brandy McMahon

Brandy McMahon, AICP
Local Government Coordinator

cc 3180 Edgewater Drive, LLC
123 Pershing Drive
Oakland, CA 94611