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STAFF REPORT

Date: April 19, 2023

To: TRPA Governing Board

From: TRPA Staff

Subject: Bley/Cornell/Ronning/White New Multiple-Parcel/Multiple-Use Pier  
95, 99, 105, 111 Chipmunk Street, Placer County, California  
Assessor's Parcel Numbers 090-231-014, 090-231-015, 090-231-038, 090-231-039  
TRPA File Number ERSP2022-0043

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Summary and Staff Recommendation: A new multiple-parcel/multiple-use pier is proposed to serve four littoral parcels located at 95, 99, 111, and 115 Chipmunk Street, in Kings Beach, California. The proposed pier will extend 270 feet from High Water elevation of 6,229.1 and includes one catwalk and four boatlifts. The proposed pier complies with development and location standards for multiple-parcel piers serving four littoral parcels. Staff recommends that the Governing Board make the required findings and approve the proposed project.

Required Motions: In order to approve the proposed project, the Board must make the following motions, based on the staff summary and evidence in the required:

- 1) A motion to approve the required findings, including a finding of no significant effect; and
- 2) A motion to approve the proposed project subject to the conditions in the draft permit (see Attachment B).

For the motions to pass, an affirmative vote of at least five members from the State of California and at least nine members of the Board is required.

Shoreline Review Committee: TRPA facilitates monthly Shoreline Review Committee (SRC) meetings for agencies with permitting jurisdiction along the shoreline and within Lake Tahoe to coordinate the permitting of projects. The subject project was reviewed and discussed at SRC on November 17, 2022. California State Lands Commission, U.S. Army Corps of Engineers, and California Department of Fish and Wildlife have not received applications for the proposed project and therefore provided no comments on the project. It is likely that the other applicable agencies will receive applications after TRPA approval, and the group will revisit the project at that time. This is fairly common practice with shorezone applications. Due to the breadth and complexity of environmental considerations that are a part of TRPA's review of shorezone projects, it is typical that other agencies with jurisdiction in Lake Tahoe will not receive applications until TRPA is well into the review and approval process. This is to avoid costly and time-consuming amendments to applications made to other agencies. As such, it's expected that the Shoreline Review Committee will discuss this project again once other agencies have received applications to ensure project consistency across all agencies involved.

Project Description/Background: The project applicant received an allocation for a new multiple-parcel pier based on the multiple-parcel prioritization criteria during the 2021 new pier allocation distribution. The new multiple-parcel pier will serve four adjacent littoral parcels located at 95, 99, 105, and 111 Chipmunk Street in Kings Beach, California. There is a single-family dwelling on each of the four parcels. Existing shorezone development for the project area includes a total of six moorings:

APN 090-231-014: two mooring buoys

APN 090-213-015: one mooring buoy

APN 090-231-038: two mooring buoys

APN 090-231-039: one mooring buoy

Two additional moorings were allocated to the project area during the 2021 mooring lottery:

APN 090-231-015 Allocation Number TRPA-20-MOOR-112

APN 090-231-039 Allocation Number TRPA-20-MOOR-146

The proposed project involves constructing a new pier to extend 270 feet from the High-Water Line elevation of 6,229.1, with a 3-foot by 15-foot catwalk at the pierhead. The proposed pierhead is 15 feet wide and 75 feet long and extends 33.6 feet from the TRPA pierhead line. Four boatlifts will be installed to serve each of the four parcels associated with the pier. Two existing moorings (one each from parcels 090-231-014 and 090-231-038) will be converted to boatlifts. The pier will straddle the property line between assessor parcel numbers 090-231-014 and 090-231-039, and access stairs will be constructed on these parcels, creating a total of 50 square feet of additional land coverage. Existing unverified stairs will be removed, and coverage transferred to the property to provide access. Per an approval by the California State Lands Commission, access to the public trust will be available underneath the pier. The pier complies with all development and location standards for a multiple-parcel pier serving four parcels. The proposed project is located within the Placer County Tahoe Basin Area Plan – Brockway Subdistrict where piers are an allowed use.

Recognition of a Multiple-Parcel Pier: New multiple-parcel piers are subject to the deed restriction requirements in TRPA code section 84.4.E which state “An additional multiple-parcel pier shall extinguish future pier development potential through deed restriction on all parcels served by the pier, including adjacent and non-adjacent parcels, with the exception of the littoral parcel on which the additional pier is permitted.” As a result of the project, the project area consisting of four parcels will be deed restricted to a maximum of one pier. A multiple-use pier is defined as “A pier on a littoral parcel that serves three or more residential units on the same parcel, or that serves two or more primary residential littoral parcels, subject to a deed restriction providing access.” This pier is considered multiple-parcel for the purposes of obtaining a multiple-parcel pier allocation due to the retirement of future shorezone development potential and is designed to multiple-use pier standards.

The Governing Board may find the pier will be a multiple-parcel/multiple-use pier as it results in both the reduction of shorezone development potential and serves two or more primary residential littoral parcels, subject to deed restriction provisions.

2018 Shoreline Plan: The TRPA Governing Board adopted a new Shoreline Plan in October 2018, which went into effect in December 2018. New single-parcel and multiple-parcel/multiple-use 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 will distribute allocations for single-parcel and multiple-parcel piers. In 2021, TRPA

awarded four allocations for new single-parcel piers and eight allocations for new multiple-parcel piers. The allocations for multiple-parcel piers were awarded based on codified prioritization criteria. The eight applications that ranked highest per the prioritization criteria were awarded allocations and given six months to then submit complete project applications. Staff has analyzed the potential environmental impacts of the proposed pier and determined that it will not adversely affect the environment. An analysis of the impact areas is as follows:

- A. Scenic Quality: The proposed project is located within Scenic Shoreline Unit 22, Brockway, which is not in attainment with the TRPA Scenic Threshold. Up to 520 square feet of visible mass is allowed for multiple-parcel piers serving four or more primary residential littoral parcels. The allowable visible mass is not inclusive of accessory structures such as boatlifts, handrails, and ladders. The proposed pier has a total visible mass of 377.94 square feet which counts towards the 520 square feet of allowable visible mass. The project area is located in a Visually Modified scenic character type, requiring mitigation of all additional mass, including accessory structures associated with a pier, at a 1:2 ratio. There is a total visible mass of 735.21 square feet (including accessory structures), which means that 1,470 square feet of visible mass will be mitigated within the project area. The project area must also demonstrate that it can meet a Composite Scenic Score of 25 within 6 months of project completion. The project area will achieve a Composite Scenic Score of 26 within 6 months of project completion by implementing darkening the color of one residence and planting vegetative screening.

Project Area Visible Mass Calculations:

Total Allowable Visible Area (composite score of 26)	4,900 square feet
<u>Upland Visible Area</u>	<u>-3,405 square feet</u>
Remaining Allowable Visible Area	1,495 square feet
<u>Total Pier Visible Mass to be mitigated (1:2 ratio)</u>	<u>-1,470 square feet</u>
New Remaining Allowable Visible Area	25 square feet

- A. Fish Habitat: The proposed pier will be located in feed and cover fish habitat. The new pier will have 25 new pilings for a total of 19.4 square feet of new lake bottom disturbance, to be mitigated at a 1:1 ratio. The proposed fish habitat mitigation is construction of three rock pyramids at nine square feet each, resulting in 27 square feet of fish habitat mitigation. None of the proposed fender piles will create lake bottom disturbance because they do not extend to the lake bottom. The pier will be constructed using an open piling methodology, resulting in a pier that is 90 percent open.

As required by Chapter 36: *Mitigation Fee Requirements* of the TRPA Code of Ordinances, which requires \$60.00 per foot be paid for additional pier length to mitigate the impacts of pier development on fish habitat, the Draft Permit includes a condition requiring the permittee pay a shorezone mitigation fee of \$16,200 for the construction of 270 additional feet of pier length. (Refer to Attachment B – Draft Permit)

Deed Restriction: The shorezone ordinances require that an additional multiple-parcel pier shall extinguish future pier development potential through deed restriction on all parcels served by the pier, including adjacent and non-adjacent parcels, with the exception of the littoral parcel on which the additional pier is permitted. The four parcels associated with the project area will be

deed restricted against future shorezone development and limited to one shared pier and the maximum number of moorings allowed per parcel.

APN 090-231-014 one mooring buoy, one boatlift

APN 090-213-015 one mooring buoy, one boatlift

APN 090-231-038 one mooring buoy, one boatlift

APN 090-231-039 one mooring buoy, one boatlift

All APNs: one pier

- B. Setbacks: TRPA Code, Section 84.4.3.B, requires that new piers comply with a 40-foot setback from all other piers and 20-feet from the outer-most parcel boundary projection lines associated with the project area. The proposed pier complies with these setback requirements.
  
- C. Pier Length: TRPA Code, Section 84.4.3.C states “Piers shall extend no farther lakeward than 30 feet lakeward of elevation 6,219 Lake Tahoe Datum or 60 feet lakeward of the pierhead line, whichever is more limiting. Up to an additional 15 feet in length may be permitted for piers serving three or more residential littoral parcels.” The proposed pier extends 33.6 feet beyond the pierhead line, which is the limiting factor for determining pier length.

Environmental Review: The applicant completed an Initial Environmental Checklist (IEC) to assess the potential environmental impacts of the project. No significant long term environmental impacts were identified because the proposed pier complies with the existing Code and incorporates required mitigation for scenic impacts. Additionally, the property will be deed restricted limiting the four subject properties to one shared pier. The IEC is provided as Attachment C.

Public Comment: Property owners within 300 feet of the subject site were provided notice of the proposed project. As of the posting of this staff report, no comments were received.

Regional Plan Compliance: The proposed project is consistent with the Goal and Policies of the Regional Plan, Shorezone Subelement, in that it complies with the design standards and includes mitigation to ensure no negative impacts to the environmental thresholds. The proposed project is for a multiple-parcel pier, which are encouraged by the Regional Plan to reduce overall development potential along the shoreline of Lake Tahoe.

Contact Information: For questions regarding this agenda item, please contact Julie Roll, Senior Planner, at (775) 589-5247 or [jroll@trpa.gov](mailto:jroll@trpa.gov).

Attachments:

- A. Required Findings/Rationale
- B. Draft Permit
- C. Initial Environmental Checklist
- D. 2018 Shorezone Code Conformance Table
- E. Proposed Site Plans and Elevations



Attachment A  
Required Findings/Rationale

Attachment A

Required Findings/Rationale  
Bley/Cornell/Ronning/White New Multiple-Parcel Pier Construction

Required Findings: The following is a list of the required findings as set forth in Chapter 4, 80, 83, 84, and 85 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

- (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

Based on the information provided in this staff report, the project application, the Initial Environmental Checklist (IEC), and Article V(g) Findings Checklist, there is sufficient evidence demonstrating that the proposed project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Placer County Tahoe Basin Area Plan – Brockway Residential Subdistrict, the Code and other TRPA plans and programs.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the “Article V(g) Findings” in accordance with Chapter 4, Subsection 4.3 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Also, the applicant has completed an IEC. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed V(g) Findings are available online ([laketahoeinfo.org](http://laketahoeinfo.org)) and will be made available at the Governing Board hearing.

- (c) Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.

TRPA is requiring that all potential environmental effects be mitigated through Best Management Practices, including the use of turbidity curtains during construction. The applicant is also required to obtain separate approval for the project from the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California State Lands Commission, and Placer County to ensure the project will meet or exceed all federal,

state, or local standards. As a result, upon completion of construction, the project should have no impact upon air or water quality standards.

2. Chapter 80 – Shorezone Findings:

- (a) Significant Harm: The project will not adversely impact littoral processes, fish spawning habitat, backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas.

There is no evidence in the project file that indicates the proposed project will adversely impact littoral processes (the pier will be constructed on pilings to allow for the free flow of water), fish habitat (as conditioned), backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas.

- (b) Accessory Facilities: There are sufficient accessory facilities to accommodate the project.

The proposed multiple-parcel pier will be accessory to the primary upland residential uses located at 95, 99, 105, and 111 Chipmunk Street.

- (c) Compatibility: The project is compatible with existing shorezone and lakezone uses or structures on, or in the immediate vicinity of, the littoral parcel; or that modifications of such existing uses or structures will be undertaken to assure compatibility.

There are a number of private multiple-parcel and single-parcel piers within the immediate vicinity of the subject site. The proposed pier will not extend beyond the length limitations placed on multiple-parcel piers serving four or more residential littoral parcels and will therefore be compatible with the surrounding shorezone facilities.

- (d) Use: The use proposed in the foreshore or nearshore is water dependent.

The pier is located in the shorezone of Lake Tahoe and is therefore a water dependent structure.

- (e) Hazardous Materials: Measures will be taken to prevent spills or discharges of hazardous materials.

This approval prohibits the use of spray painting and the use of tributyltin (TBT). In addition, the special conditions of approval prohibit the discharge of petroleum products, construction waste and litter or earthen materials to the surface waters of Lake Tahoe. All surplus construction waste materials shall be removed from the project and deposited only at TRPA approved points of

disposal. No containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.

- (f) Construction: Construction and access techniques will be used to minimize disturbance to the ground and vegetation.

The new pier will be constructed, and the project area accessed via barge/amphibious vehicle in order to avoid unnecessary disturbance of the shoreline/backshore. All of the pilings will be driven from the barge/amphibious vehicle. Once all of the pilings have been installed, the joists and decking will be constructed from the barge/amphibious vehicle. All steel pilings and accessories will be painted prior to being transported to the project site. All material storage will be on the barge/amphibious vehicle. Any upland access required would be fitted with temporary Best Management Practices (BMPs). The Draft Permit (Attachment B) includes conditions to ensure construction and access techniques will be used to minimize disturbance to the ground and vegetation, including Tahoe Yellow Cress.

- (g) Navigation and Safety: The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters.

The pierhead line was established for the purpose of protecting navigation and safety. The proposed pier will extend beyond the pierhead line by approximately 33.6 feet, but in accordance with the length limitations provided in TRPA code, Section 84.4.3.C. The project was taken to the Shoreline Review Committee on November 17, 2022, which includes agencies with jurisdiction over the lake's navigable waters and no concerns regarding navigation and safety were raised.

- (h) Other Agency Comments: TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA, prior to action being taken on the project.

The project was taken to the Shoreline Review Committee on November 17, 2022 and no negative comments were received. The applicant is required to get approval for the project from the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California State Lands Commission, and Placer County.

- (i) Additional Findings for Coverage or Disturbance in the Backshore: The amount of land coverage is the minimum necessary when all Thresholds are taken into consideration to provide access to an approved or an existing structure or use in the nearshore or foreshore.

Access stairs are proposed and will require 41 square feet of coverage in land capability 1b, lakeward of the backshore boundary and 9 square feet of Class 5 coverage. The access is necessary for connection of the upland residences to the new pier. The permittee will be required to obtain restoration credits from the at a ratio of 1.5 to 1 times the amount of low land capability coverage required for the proposed access.

3. Chapter 83 Shorezone Tolerance Districts and Development Standards:

- (a) Vehicular access to the shoreline shall not be permitted except where TRPA finds that such access will not cause environmental harm.

The proposed project is located in Shorezone Tolerance District 7, where vehicular access to the shoreline shall not be permitted except where TRPA finds that such access will not cause environmental harm. The pier will be constructed entirely from a barge/ amphibious vehicle on the lake. Access to the project area from the upland is prohibited except for necessary access paths for construction workers, and construction staging of equipment and material will not occur anywhere on the shoreline or on the upland portion of the property.

4. Chapter 84 Development Standards Lakeward of High Water in the Shorezone and Lakezone

- (a) Pier decks shall not extend above elevation 6,232.0 feet, Lake Tahoe Datum. Pier decks may extend up to elevation 6,234.0 feet in limited situations where TRPA finds that the additional height is necessary for safety reasons or that local wave characteristics represent a real threat to the integrity of the structure, or to provide lateral public access.

The deck height is proposed at a max elevation of 6,233.0 feet. The project engineer determined that given the height of the most lake ward pilings that the deck elevation should be raised to an elevation of 6,233 to ensure that wave action forces at the time of a high wind event with the long fetch and predominant wind out of the southwest did not create lateral forces on those pilings.

5. Chapter 85- Development Standards in the Backshore

- (a) Land coverage and land disturbance may be permitted in the backshore to provide access to an approved or legally existing structure or use located in the nearshore or foreshore, provide that TRPA finds that the amount of land coverage proposed is the minimum necessary to provide access to the structure or use and the impacts of coverage and disturbance are mitigated in the manner prescribed in subparagraph 85.5.1.E.

Approximately 50 square feet of coverage will be required to provide access from the upland parcels to the new pier. There are currently authorized stairs that will be removed and replaced with a short walkway/staircase to the pier. Coverage will be created in both Class 5 and Class 1b; all coverage created on low capability land will be mitigated by purchase of restoration credits at a rate of 1.5:1. The proposed coverage is the minimum necessary to provide access from the upland to the pier.

Attachment B  
Draft Permit



DRAFT PERMIT

PROJECT DESCRIPTION: New Multiple-Parcel Pier/Multiple-Use

APNs: 090-231-014, 090-231-015, 090-231-038, 090-231-039

PERMITTEES: Bley/Cornell/Ronning/White

FILE #: ERSP2022-0043

COUNTY/LOCATION: Placer County/95, 99, 105, 111 Chipmunk Street

Having made the findings required by Agency ordinances and rules, the TRPA Governing Board approved the project on **April 26, 2023**, subject to the standard conditions of approval attached hereto (Attachments Q and S) and the special conditions found in this permit.

This permit shall expire on **April 26, 2026**, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

**NO DEMOLITION, 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 APPROPRIATE COUNTY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY PERMIT. THE COUNTY 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

\_\_\_\_\_  
Date

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

Signature of Permittee(s) \_\_\_\_\_ Date \_\_\_\_\_



Signature of Permittee(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Permittee(s) \_\_\_\_\_ Date \_\_\_\_\_

Signature of Permittee(s) \_\_\_\_\_ Date \_\_\_\_\_

(PERMIT CONTINUED ON NEXT PAGE)

DRAFT PERMIT  
APNS: 090-231-014, 090-231-015, 090-231-038, 090-231-039  
FILE NO. ERSP2022-0043

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

Security Administrative Fee (2): Amount \$ 242 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Shorezone Mitigation fee (3): Amount \$ 16,200 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Excess Coverage Mitigation Fee (4): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Excess Coverage Mitigation Fee (5): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Excess Coverage Mitigation Fee (6): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Excess Coverage Mitigation Fee (7): Amount \$ \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Scenic Monitoring Security (8): Amount \$ 5,000 Type \_\_\_\_\_ Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Security Administrative Fee (2): Amount \$ 242 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Scenic Inspection Fee (8): Amount \$ 141 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

Notes:

- (1) See Special Condition 5.H.
- (2) Subject to change, see the TRPA filing fee schedule for the current security administration fee
- (3) See Special Condition 5. I.
- (4) see special Condition 5.J.
- (5) See Special Condition 5.K.
- (6) See Special Condition 5.L.
- (7) See Special Condition 5.M.
- (8) See Special Condition 5.N.

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 and is eligible for a county building permit:

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

\_\_\_\_\_  
Date

**SPECIAL CONDITIONS**

1. This permit authorizes a new multiple-parcel/multiple-use pier to serve four littoral parcels located at 95, 99, 105, 111 Chipmunk Street in Placer County, California. The proposed pier extends 270 from High Water elevation of 6,229.1 and includes one 3-foot by 15-foot catwalk at the pierhead and four boatlifts to serve each of the four parcels associated with the pier. The pierhead is 15 feet wide and 75 feet long and extends 33.6 feet from the TRPA pierhead line. The pier will be located on the property line between parcels 090-231-014 and 090-231-039. Existing unverified stairs will be removed and replaced with new access stairs, creating coverage on parcel 090-231-014 (14 square feet in Class 1b and 9 square feet in Class 5) and parcel 090-231-039 (27 square feet in Class 1b). For coverage created on low capability land, The permittee must obtain restoration credits at a ratio of 1 to 1.5 times the amount of coverage. The pier complies with all development and location standards for a multiple-use pier serving four parcels and is consistent with TRPA Code of Ordinances chapters 80 through 85.

2. Existing shorezone development for the project area includes a total of six moorings:

- APN 090-231-014 two mooring buoys (mooring ID numbers 8054, 8572)
- APN 090-213-015 one mooring buoy (mooring ID number 11162)
- APN 090-231-038 two mooring buoys (mooring ID numbers 11688, 11689)
- APN 090-231-039 one mooring buoy (mooring ID number 8037)

Two additional moorings were allocated to the project area during the 2021 mooring lottery:

- APN 090-231-015 Allocation Number TRPA-20-MOOR-112
- APN 090-231-039 Allocation Number TRPA-20-MOOR-146

Two existing mooring buoys (one each from parcels 090-231-014 and 090-231-038) will be removed and converted to boatlifts. Therefore, the project area consisting of four parcels will be deed restricted against future shorezone development and limited to the following shorezone development:

- APN 090-231-014 one mooring buoy, one boatlift
- APN 090-213-015 one mooring buoy, one boatlift
- APN 090-231-038 one mooring buoy, one boatlift
- APN 090-231-039 one mooring buoy, one boatlift
- All APNs: one multiple-parcel pier

3. The four parcels associated with this project shall be considered a project area for scenic mitigation purposes. The proposed contrast rating scores for the parcels are as follows:

- APN 090-231-014 Contrast Rating Score of 22
- APN 090-231-015 Contrast Rating Score of 19
- APN 090-231-038 Contrast Rating Score of 28

APN 090-231-039 Contrast Rating Score of 28  
 All APNS Composite Contrast Rating Score 26

The proposed pier has a total visible mass of 377.94 square feet which counts towards the 520 square feet of allowable visible mass. The project area is located in a Visually Modified scenic character type, requiring mitigation of all additional mass, including accessory structures associated with a pier, at a 1:2 ratio. There is a total visible mass of 735.21 square feet (including accessory structures), which means that 1,470 square feet of visible mass will be mitigated within the project area. The project area must also demonstrate that it can meet a Composite Scenic Score of 25 within 6 months of project completion. The project area will achieve a Composite Scenic Score of 26 within 6 months of project completion by darkening the color of one residence and planting vegetative screening.

Project Area Visible Mass Calculations:

Total Allowable Visible Area	4,900 square feet
<u>Upland Visible Area</u>	<u>-3,405 square feet</u>
Remaining Allowable Visible Area	1,495 square feet
<u>Total Pier Visible Mass to be mitigated (1:2 ratio)</u>	<u>-1,470 square feet</u>
New Remaining Allowable Visible Area	25 square feet

4. The Standard Conditions of Approval listed in Attachment S and Attachment R shall apply to this permit.
5. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
  - A. The site plans shall be revised as follows:
    - i. Revise the coverage table for APN 090-231-014 to state that 9 square feet of coverage and 21 square feet of restoration credits to be transferred to the site for access to the pier.
    - ii. Revise the coverage table for APN 090-231-039 to state that 41 square feet of restoration credits to be transferred to the site for access to the pier.
    - iii. Include a note on the coverage table for parcel 090-231-038: No new coverage to be added- proposed coverage table shows an increase in coverage in order to reconcile inaccuracies on the past coverage verification.
    - iv. Include a note on the site plan that states “public access is available underneath the pier,” as previously approved in writing by California State lands Commission on 7/13/22.
    - v. Include the Munsell colors on the scenic screening plans.
    - vi. Include detail of fish habitat mitigation (three rock pyramids) with a note that rocks used for fish habitat mitigation must be washed and clean of sediment.
    - vii. Provide a BMP plan (and corresponding infiltration calculations) for parcel 090-231-038, which does not currently have a BMP certificate of completion.
  - B. The Permittee shall submit a projected construction completion schedule to TRPA prior to acknowledgment. Said schedule shall include completion dates for each item of construction.

- C. The Permittee shall provide a Spill Prevention Plan for the use of any hazardous materials or equipment (i.e., fuel, epoxy glue, other volatile substances, welding and torch equipment, etc.), for construction activities occurring from a barge and/or amphibious vehicle and within the lake. The Plan shall require absorbent sheets/pads to be retained on the barge at all times. A contact list of all emergency response agencies shall be available at the project site at all times during construction.
- D. The permittee shall record a TRPA prepared deed restriction that will create a project area for subject parcels (090-231-014, 090-231-015, 090-231-038, 090-231-039) for the purpose of limiting potential future shorezone development, to allow for only one pier between the subject parcels. The deed restriction shall also create a project area for the purposes of scenic review. The permittee shall record the deed restriction with the Placer County Recorder's Office and provide either the original recorded deed restriction or a certified copy of the recorded deed restriction to TRPA prior to permit acknowledgement.
- E. The project will create a total of 14 square feet of Class 1b coverage and 9 square feet of Class 5 coverage on parcel 090-231-014. The permittees shall transfer 9 square feet of coverage (Class 1-5 or IPES 726 or below) and 21 square feet of restoration credits to parcel 090-231-014 for minimum access to the pier in accordance with TRPA Code Sections, 85.5.4, 85.5.1.E, and 30.5.3. Note that all coverage transfers must be in compliance with Chapter 30 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.
- F. The project will create a total of 27 square feet of Class 1b coverage on parcel 090-231-039. The permittees shall transfer 41 square feet of restoration credits to parcel 090-231-039 for minimum access to the pier in accordance with TRPA Code Sections, 85.5.4, 85.5.1.E, and 30.5.3. Note that all coverage transfers must be in compliance with Chapter 30 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.
- G. The Permittee shall conduct a Tahoe Yellow Cress survey for the subject property. Surveys shall be conducted during the growing season of June 15th through September 30<sup>th</sup> prior to commencement of proposed work. If TYC or TYC habitat are present, the Permittee shall submit a TYC avoidance and protection plan to TRPA prior to acknowledgement of this permit.
- H. 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.
- I. 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 \$16,200 for the construction of 270 feet of pier length for a new pier (assessed at \$60.00 per linear foot).
- J. The subject property, APN 090-231-014, has 951 square feet of unmitigated excess land coverage. The Permittee shall mitigate a portion or all of the excess land coverage on

this property by removing coverage within the Hydrologic Transfer Area 9 (Agate Bay - California), or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed (in square feet), use the following formula:

Estimated project construction cost multiplied by .0025, divided by 8.

If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

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

Square footage of required coverage reduction (as determined by formula above) multiplied by the excess coverage mitigation fee of \$8.50 per square foot for projects located within the Hydrologic Transfer Area 9 (Agate Bay - California).

Please provide a construction cost estimate by your licensed contractor, architect, or engineer. In no case shall the mitigation fee be less than \$200.00.

- K. The subject property, APN 090-231-015, has 586 square feet of unmitigated excess land coverage. The Permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within the Hydrologic Transfer Area 9 (Agate Bay - California), or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed (in square feet), use the following formula:

Estimated project construction cost multiplied by 0.0012, divided by 8.

If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

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

Square footage of required coverage reduction (as determined by formula above) multiplied by the excess coverage mitigation fee of \$8.50 per square foot for projects located within the Hydrologic Transfer Area 9 (Agate Bay - California).

Please provide a construction cost estimate by your licensed contractor, architect, or engineer. In no case shall the mitigation fee be less than \$200.00.

- L. The subject property, APN 090-231-038, has 1,775 square feet of unmitigated excess land coverage. The Permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within the Hydrologic Transfer Area 9 (Agate Bay - California), or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed (in square feet), use the following formula:

Estimated project construction cost multiplied by 0.0075, divided by 8.

If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

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

Square footage of required coverage reduction (as determined by formula above) multiplied by the excess coverage mitigation fee of \$8.50 per square foot for projects located within the Hydrologic Transfer Area 9 (Agate Bay - California).

Please provide a construction cost estimate by your licensed contractor, architect, or engineer. In no case shall the mitigation fee be less than \$200.00.

- M. The subject property, APN 090-231-039, has 573 square feet of unmitigated excess land coverage. The Permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within the Hydrologic Transfer Area 9 (Agate Bay - California), or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed (in square feet), use the following formula:

Estimated project construction cost multiplied by 0.0012, divided by 8.

If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

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

Square footage of required coverage reduction (as determined by formula above) multiplied by the excess coverage mitigation fee of \$8.50 per square foot for projects located within the Hydrologic Transfer Area 9 (Agate Bay - California).

Please provide a construction cost estimate by your licensed contractor, architect, or engineer. In no case shall the mitigation fee be less than \$200.00.

- N. The shorezone scenic security of \$5,000 shall be required per TRPA Code of Ordinances Section 5.9. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee. An \$141 non-refundable inspection/review fee is due at permit acknowledgement.

- O. Provide a sample of the proposed stain color for the Bley residence (APN 090-231-038). It shall correspond to Munsell color rating 3/4 7.5YR, in accordance with the contrast ratings sheet.
  - P. The Permittee shall provide an electronic set of final construction drawings and site plans for TRPA Acknowledgement.
6. Pile driving operations and other piling installation methods (i.e. pinning, etc.) shall require the installation of caissons for turbidity control **upon the discretion of the TRPA inspector upon a pre-grade inspection**. A floating fine mesh fabric screen or other material approved by TRPA shall be installed underneath the pier decking to capture any fallen materials during pier demolition and reconstruction. The floating screen and caissons may be removed upon project completion and after a satisfactory inspection by TRPA to ensure that all suspended materials have settled.
7. By acceptance of this permit, the permittee agrees that the scenic mitigation authorized under this permit shall be maintained in perpetuity. Failure to meet scenic mitigation requirements is a violation of the permit and TRPA Code of Ordinance Section 5.4 and is subject to enforcement actions. If substantial changes to the approved plan are found by the TRPA Compliance Inspector, a post construction scenic analysis may be required.

A contrast rating score of 26 must be achieved within the project area to comply with the required scenic mitigation and qualify for security return. The project has a maximum of 5 years from final inspection to meet the necessary requirements. When the scenic mitigation requirements have been met, the following documentation shall be submitted at:

<https://www.trpa.gov/inspections-and-securities/>

- Post construction photos taken from 300 feet and one quarter mile offshore, with at least one photo from center and perpendicular to the project area, and photos of onsite existing conditions. The photos must demonstrate that the proposed vegetative screening has been achieved.
8. 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 this 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.

9. It is the Permittee's responsibility to receive authorization and obtain any necessary permits from other responsible agencies for the proposed project.
10. 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, the U.S. Army Corps of Engineers, or the U.S. Fish and Wildlife Service.
11. Disturbance of lakebed 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.
12. Best practical control technology shall be employed to prevent earthen materials to be re-suspended as a result of construction activities and from being transported to adjacent lake waters.
13. 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.
14. 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.

**END OF PERMIT**

Attachment C  
Initial Environmental Checklist



**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

**OFFICE**  
128 Market St  
Stateline, NV  
  
Phone: (775) 588-4547  
Fax: (775) 588-4577

**MAIL**  
PO Box 5310  
Stateline, NV 89449-5310  
  
www.trpa.org  
trpa@trpa.org

**HOURS**  
Mon-Wed: 10am-1pm  
Thurs-Fri: 9am-12pm / 1pm-4pm  
Closed Tuesday  
  
New Applications Until 3:00 pm

**INITIAL ENVIRONMENTAL CHECKLIST  
FOR DETERMINATION OF ENVIRONMENTAL IMPACT**

I. Assessor's Parcel Number (APN)/Project Location 090-231-014, 015, 038 & 039

Project Name White, Cornell, Ronning and Bley New Four Parcel Pier County/City Placer County/Kings Beach

**Brief Description of Project:**

Construction of new, four parcel pier (Please refer to project description for details).

The following questionnaire will be completed by the applicant based on evidence submitted with the application. All "Yes" and "No, With Mitigation" answers will require further written comments. Use the blank boxes to add any additional information. If more space is required for additional information, please attach separate sheets and reference the question number and letter.

## II. ENVIRONMENTAL IMPACTS:

### 1. Land

Will the proposal result in:

- a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?

- Yes       No  
 No, With Mitigation       Data Insufficient

- b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?

- Yes       No  
 No, With Mitigation       Data Insufficient

- c. Unstable soil conditions during or after completion of the proposal?

- Yes       No  
 No, With Mitigation       Data Insufficient

- d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?

- Yes       No  
 No, With Mitigation       Data Insufficient

- e. The continuation of or increase in wind or water erosion of soils, either on or off the site?

- Yes       No  
 No, With Mitigation       Data Insufficient

f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?

<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?

<input type="checkbox"/>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

**2. Air Quality**

Will the proposal result in:

a. Substantial air pollutant emissions?

<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

b. Deterioration of ambient (existing) air quality?

<input type="checkbox"/>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

c. The creation of objectionable odors?

<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

<input type="checkbox"/>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

e. Increased use of diesel fuel?

- Yes       No  
 No, With Mitigation       Data Insufficient

**3. Water Quality**

Will the proposal result in:

a. Changes in currents, or the course or direction of water movements?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Alterations to the course or flow of 100-year flood waters?

- Yes       No  
 No, With Mitigation       Data Insufficient

d. Change in the amount of surface water in any water body?

- Yes       No  
 No, With Mitigation       Data Insufficient

e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

- Yes       No  
 No, With Mitigation       Data Insufficient

f. Alteration of the direction or rate of flow of ground water?

- Yes       No  
 No, With Mitigation       Data Insufficient

g. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

- Yes       No  
 No, With Mitigation       Data Insufficient

h. Substantial reduction in the amount of water otherwise available for public water supplies?

- Yes       No  
 No, With Mitigation       Data Insufficient

i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?

- Yes       No  
 No, With Mitigation       Data Insufficient

j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?

- Yes       No  
 No, With Mitigation       Data Insufficient

k. Is the project located within 600 feet of a drinking water source?

- Yes       No  
 No, With Mitigation       Data Insufficient



**4. Vegetation**

Will the proposal result in:

- a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

- b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

- c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?

	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

- d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora and aquatic plants)?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

- e. Reduction of the numbers of any unique, rare or endangered species of plants?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient



f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?

[Empty response box for question f]

- Yes       No  
 No, With Mitigation       Data Insufficient

g. Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?

[Empty response box for question g]

- Yes       No  
 No, With Mitigation       Data Insufficient

h. A change in the natural functioning of an old growth ecosystem?

[Empty response box for question h]

- Yes       No  
 No, With Mitigation       Data Insufficient

**5. Wildlife**

Will the proposal result in:

a. Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?

[Empty response box for question a]

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Reduction of the number of any unique, rare or endangered species of animals?

[Empty response box for question b]

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

- Yes       No  
 No, With Mitigation       Data Insufficient

d. Deterioration of existing fish or wildlife habitat quantity or quality?

- Yes       No  
 No, With Mitigation       Data Insufficient

**6. Noise**

Will the proposal result in:

a. Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Plan Area Statement, Community Plan or Master Plan?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Exposure of people to severe noise levels?

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?

- Yes       No  
 No, With Mitigation       Data Insufficient

d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?

- Yes       No  
 No, With Mitigation       Data Insufficient

e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?

- Yes       No  
 No, With Mitigation       Data Insufficient

f. Exposure of existing structures to levels of ground vibration that could result in structural damage?

- Yes       No  
 No, With Mitigation       Data Insufficient

**7. Light and Glare**

Will the proposal:

a. Include new or modified sources of exterior lighting?

	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?

	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

c. Cause light from exterior sources to be cast off -site or onto public lands?

	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?

	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input checked="" type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

**8. Land Use**

Will the proposal:

a. Include uses which are not listed as permissible uses in the applicable Plan Area Statement, adopted Community Plan, or Master Plan?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

b. Expand or intensify an existing non-conforming use?

- Yes       No  
 No, With Mitigation       Data Insufficient

**9. Natural Resources**

Will the proposal result in:

a. A substantial increase in the rate of use of any natural resources?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Substantial depletion of any non-renewable natural resource?

- Yes       No  
 No, With Mitigation       Data Insufficient

**10. Risk of Upset**

Will the proposal:

a. Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Involve possible interference with an emergency evacuation plan?

- Yes       No  
 No, With Mitigation       Data Insufficient

**11. Population**

Will the proposal:

- a. Alter the location, distribution, density, or growth rate of the human population planned for the Region?

- Yes
- No
- No, With Mitigation
- Data Insufficient

- b. Include or result in the temporary or permanent displacement of residents?

- Yes
- No
- No, With Mitigation
- Data Insufficient

**12. Housing**

Will the proposal:

- a. Affect existing housing, or create a demand for additional housing?

To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:

- (1) Will the proposal decrease the amount of housing in the Tahoe Region?

- Yes
- No
- No, With Mitigation
- Data Insufficient

- (2) Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?

- Yes
- No
- No, With Mitigation
- Data Insufficient

Number of Existing Dwelling Units: 4

Number of Proposed Dwelling Units: 4 total



b. Will the proposal result in the loss of housing for lower-income and very-low-income households?

[Empty response box]

- Yes
- No
- No, With Mitigation
- Data Insufficient

**13. Transportation/Circulation**

Will the proposal result in:

a. Generation of 100 or more new Daily Vehicle Trip Ends (DVTE)?

[Empty response box]

- Yes
- No
- No, With Mitigation
- Data Insufficient

b. Changes to existing parking facilities, or demand for new parking?

[Empty response box]

- Yes
- No
- No, With Mitigation
- Data Insufficient

c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?

[Empty response box]

- Yes
- No
- No, With Mitigation
- Data Insufficient

d. Alterations to present patterns of circulation or movement of people and/or goods?

[Empty response box]

- Yes
- No
- No, With Mitigation
- Data Insufficient

e. Alterations to waterborne, rail or air traffic?

[Empty response box]

- Yes
- No
- No, With Mitigation
- Data Insufficient

f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

- Yes       No  
 No, With Mitigation       Data Insufficient

**14. Public Services**

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?

a. Fire protection?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Police protection?

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Schools?

- Yes       No  
 No, With Mitigation       Data Insufficient

d. Parks or other recreational facilities?

- Yes       No  
 No, With Mitigation       Data Insufficient

e. Maintenance of public facilities, including roads?

- Yes       No  
 No, With Mitigation       Data Insufficient



f. Other governmental services?

- Yes       No  
 No, With Mitigation       Data Insufficient

**15. Energy**

Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

- Yes       No  
 No, With Mitigation       Data Insufficient

**16. Utilities**

Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:

a. Power or natural gas?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Communication systems?

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?

- Yes       No  
 No, With Mitigation       Data Insufficient

d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?

- Yes       No  
 No, With Mitigation       Data Insufficient

e. Storm water drainage?

- Yes       No  
 No, With Mitigation       Data Insufficient

f. Solid waste and disposal?

- Yes       No  
 No, With Mitigation       Data Insufficient

**17. Human Health**

Will the proposal result in:

a. Creation of any health hazard or potential health hazard (excluding mental health)?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Exposure of people to potential health hazards?

- Yes       No  
 No, With Mitigation       Data Insufficient

**18. Scenic Resources/Community Design**

Will the proposal:

- a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?

<input type="checkbox"/> Yes	<input type="checkbox"/> No

- b. Be visible from any public recreation area or TRPA designated bicycle trail?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

- c. Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

- d. Be inconsistent with the height and design standards required by the applicable ordinance or Community Plan?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

- e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

**19. Recreation**

Does the proposal:

a. Create additional demand for recreation facilities?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Create additional recreation capacity?

- Yes       No  
 No, With Mitigation       Data Insufficient

c. Have the potential to create conflicts between recreation uses, either existing or proposed?

- Yes       No  
 No, With Mitigation       Data Insufficient

d. Result in a decrease or loss of public access to any lake, waterway, or public lands?

- Yes       No  
 No, With Mitigation       Data Insufficient

**20. Archaeological/Historical**

a. Will the proposal result in an alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?

- Yes       No  
 No, With Mitigation       Data Insufficient

b. Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

c. Is the property associated with any historically significant events and/or sites or persons?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

**21. Findings of Significance.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)

	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient

d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?


	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> No, With Mitigation	<input type="checkbox"/> Data Insufficient



**DECLARATION:**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: (Original signature required.)

 \_\_\_\_\_ At Placer \_\_\_\_\_ Date: 1/15/22  
Person Preparing Application County

**Applicant Written Comments:** (Attach additional sheets if necessary)

Please refer to attached written response.

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

**Determination:**

On the basis of this evaluation:

- a. The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with TRPA's Rules of Procedure.

\_\_\_\_\_

Yes

No

- b. The proposed project could have a significant effect on the environment, but due to the listed mitigation measures which have been added to the project, could have no significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules and Procedures.

\_\_\_\_\_

Yes

No

- c. The proposed project may have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with Chapter 3 of the TRPA Code of Ordinances and the Rules of Procedure.

\_\_\_\_\_

Yes

No

\_\_\_\_\_  
Signature of Evaluator

Date: \_\_\_\_\_

\_\_\_\_\_  
Title of Evaluator



Attachment D  
2018 Shorezone Code Conformance Table

**Attachment D**

**Bley/Cornell/Ronning/White Multiple Use Pier Conformance Review Table**

**Table 1: Pier Conformance Review Under 2018 Shorezone Code**

<b>Standard</b>	<b>2018 Shorezone Code</b>	<b>Proposed Pier</b>	<b>Conformance</b>
Streams	Outside of Stream Mouth Protection Zone (SMPZ)	1/3 mile away from the nearest SMPZ located at Kings Beach	<b>In conformance</b>
Fish Habitat	Mitigation at 1:1 for Feed/Cover fish habitat	Restore fish habitat adjacent to project, mitigation of \$16,200 for additional 270 linear feet	<b>In conformance</b>
Length	Pierhead may extend 30 feet past 6,219 or 60 feet past pierhead line, whichever is more limiting. An additional 15 feet may be permitted for piers serving three or more primary residential parcels.	<b>270'</b> - extends 33.6 feet past the TRPA pierhead Line	<b>In conformance</b>
Setbacks	20' for new piers from outermost property boundary projection lines, & 40' from existing piers as measured from the pierhead	Conforms with external projection line setbacks	<b>In Conformance</b>
Width	Maximum 15' wide excluding catwalks	7' wide for the first 195'; widening to 15' to the end of the pier.	<b>In conformance</b>
Catwalk	Maximum of 3' by 30'	3' x 15'	<b>In conformance</b>
Boatlift	One boat lift per littoral parcel (max. 4)	Four boatlifts	<b>In conformance</b>
Pier Height	6,232' maximum or up to 6,234' if findings made	6,233', findings for additional height made	<b>In conformance</b>
Free Flowing Water	Piers required to be floating or have an open piling foundation	Open piling foundation (90%)	<b>In conformance</b>
Superstructures	Prohibited	NA	<b>In conformance</b>

(Boat House)			
Colors & Materials	Dark colors that blend with background	Dark Gray decking, flat black structural components	<b>In conformance</b>
Visual Mass Limitation	520 sf of visible mass allowed for piers serving 4 or more primary residential littoral parcels (does not include accessory structures such as boatlifts, boats, handrails, and ladders).	377.94 square feet	<b>In conformance</b>
Visual Mass Mitigation	In Visually Modified Character Types mitigation required at a 1:2 ratio	Additional visible mass, including accessory structures, will be mitigated at a 1:2 ratio through retiring allowable visible area. 1,00 square feet of visible mass will be mitigated.	<b>In conformance</b>
Retirement of Shorezone Development Potential	An additional multiple-parcel pier shall extinguish future pier development potential through deed restriction on all parcels served by the pier, including adjacent and non-adjacent parcels, with the exception of the littoral parcel on which the additional pier is permitted.	Deed restriction to be recorded prior to permit acknowledgement.	<b>In conformance</b>

Attachment E  
Proposed Site Plans and Elevations



# CORNELL, WHITE, RONNING & BLEY MULTI-USE PIER PROJECT

## PROJECT INFORMATION:

**OWNERS:** DENNIS CORNELL & CHARLENE NIIZAWA  
95 CHIPMUNK STREET  
KINGS BEACH, CA 96143

CHRISTOPHER & KRISTINE WHITE  
99 CHIPMUNK STREET  
KINGS BEACH, CA 96143

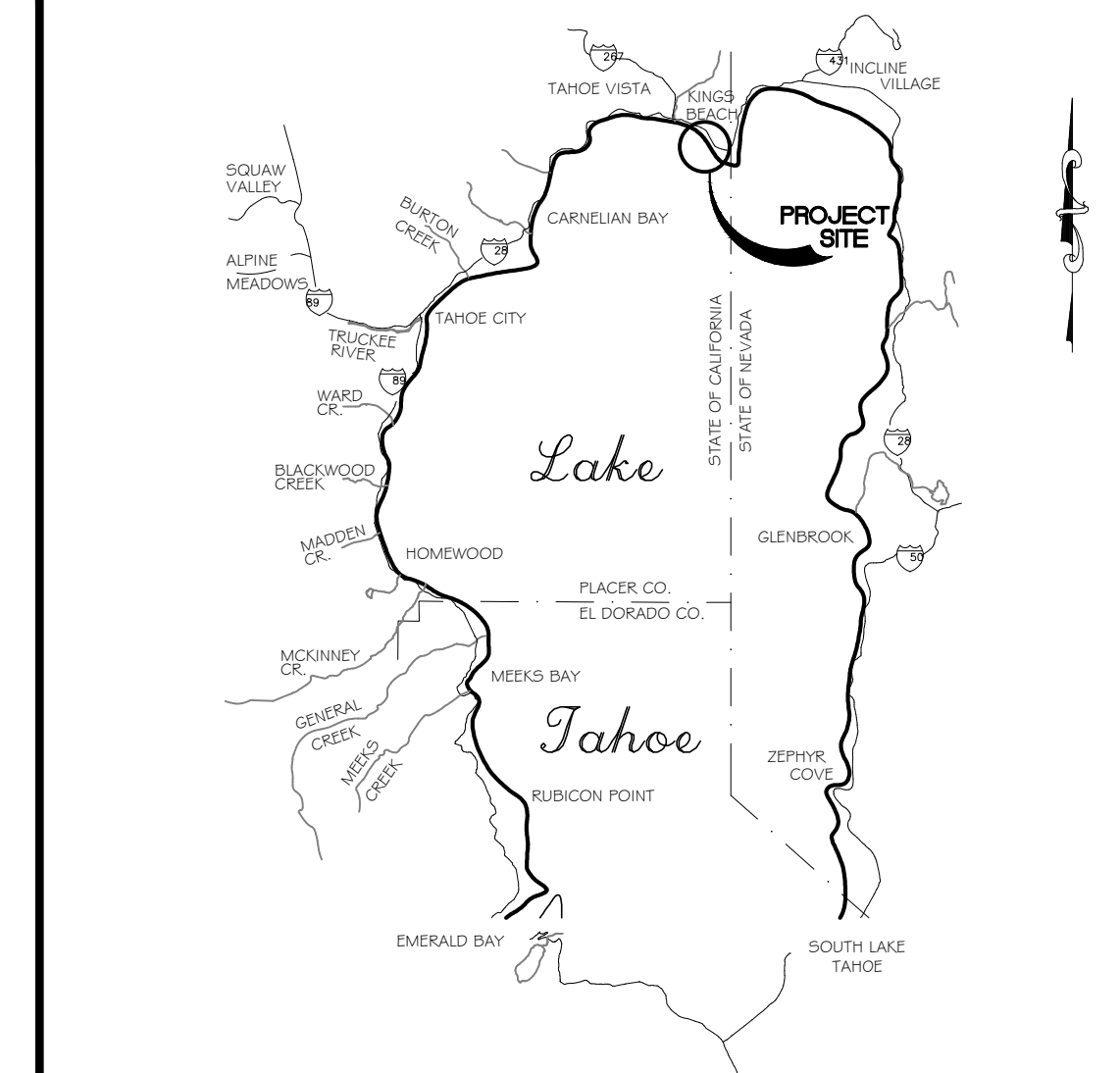
GRABLE RONNING  
105 CHIPMUNK STREET  
KINGS BEACH, CA 96143

RUTH BLEY  
111 CHIPMUNK STREET  
KINGS BEACH, CA 96143

**PLANNER:** KAUFMAN EDWARDS PLANNING & CONSULTING  
ATTN: ABIGAIL EDWARDS  
P.O. BOX 1253  
CARNELIAN BAY, CA 96140  
(530) 546-4402

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

**PROJECT LOCATION:** 95, 99, 105, 111 CHIPMUNK STREET  
KINGS BEACH, CALIFORNIA 96143



VICINITY MAP  
NOT TO SCALE

## SURVEY/GENERAL NOTES:

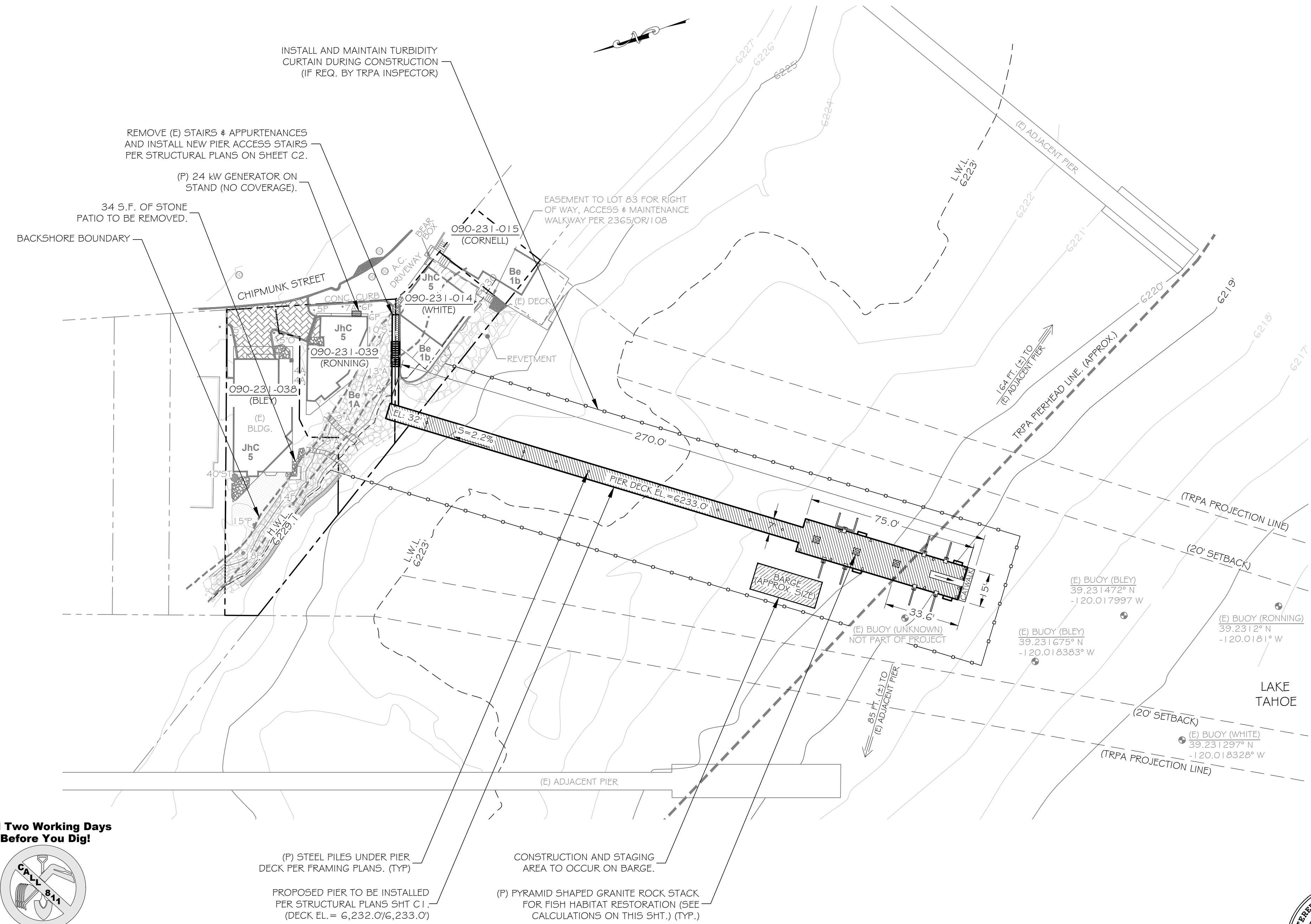
- PIER DESIGN WAS BASED ON SURVEY PROVIDED BY WEBB LAND SURVEYING, INC. DATED: 09/16/2021 (FILE NUMBER #3403). FERRELL CIVIL ENGINEERING WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY. IF CONFLICT ARISES IMMEDIATELY CONTACT F.C.E. FOR RE-DESIGN.
- TOPOGRAPHIC SURVEY FOR APN 090-231-014 WAS PROVIDED BY PLANNER, F.C.E. HAS SPICED THE CONTOURS WITH ADJOINING TOPOGRAPHY FOR CLARITY. IF DISCREPANCIES ARISE DURING CONSTRUCTION CONTRACTOR SHALL CONTACT F.C.E. FOR SITE INSPECTION.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS PART OF THIS SURVEY.
- UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION EVEN ON PRIVATE PROPERTY.
- ALL PILES TO HAVE A MIN. EMBEDMENT OF 8' UNLESS OTHERWISE STATED. IF CONFLICT ARISE IMMEDIATELY CONTACT F.C.E. FOR RE-DESIGN.
- CONTRACTOR TO VERIFY ALL ASPECTS OF DESIGN PRIOR TO BEGINNING OF WORK. IF CONFLICT ARISES IMMEDIATELY CONTACT F.C.E. FOR RE-DESIGN.

## 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.
- PIER PILING, STRUCTURAL STEEL AND CATWALK SHALL ALL BE A MATTE MEDIUM TO DARK GRAY, OR OTHER DARK COLOR CONSISTENT WITH THE COLOR PHOTOGRAPHS SUBMITTED WITH THE APPLICATION MATERIALS.
- CAISSONS AND/OR A TURBIDITY CURTAIN WILL BE INSTALLED AT THE DISCRETION AND APPROVAL OF TRPA INSPECTOR AT PRE-GRADE FIELD INSPECTION.
- THERE WILL BE NO STORAGE OF CONSTRUCTION MATERIALS IN THE SHOREZONE (INCLUDING THE BACKSHORE), EXCEPT ON EXISTING HARD LAND COVERAGE.
- NO CONTAINERS OF FUEL, PAINT, OR OTHER HAZARDOUS MATERIALS MAY BE STORED ON THE PIER STRUCTURE OR SHORELINE.
- 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. CONSTRUCTION ACTIVITIES SHALL NOT INCREASE WATER TURBIDITY NOR CAUSE ANY SUSPENSION OF ANY LAKE SEDIMENTS IN THE WORKS OF LAKE TAHOE.
- MAPPED FISH HABITAT: FEED AND COVER HABITAT.
- MATERIAL FOR ROCK STACKED PYRAMIDS WILL BE WASHED PRIOR TO PLACEMENT IN LAKE TAHOE.

## SHEET INDEX:

- T1 - TITLE SHEET & SITE PLAN
- T2 - ALLOWABLE, EXISTING & PROPOSED COVERAGE
- C1 - (P) PIER LAYOUT & FRAMING PLANS
- C2 - (F) STAIRS LAYOUT & FRAMING PLANS
- D1 - STRUCTURAL DETAILS
- D2 - BUOY EXHIBIT



## SITE OVERVIEW

SCALE: 1"=30'-0"



### PIER MASSING CALCULATIONS

#### ALLOWED PIER MASSING CALCULATIONS

PROPOSED PIER DIMENSIONS	(feet/in.)	(feet)
Pier length	270'-0"	270.00
Width of pier head and Catwalks	15'-0"	15.00
Decking height with joists	9"	0.75
Girders depth (W8x25)	6-3/8"	0.53
Girders depth (W8x28)	8"	0.67
10-3/4" Pile height (visible at 6.226' lake level)	5' 8-3/8"	5.72
12" Pile height (visible at 6.226' lake level)	5'-7"	5.58
Pile width	10-3/4"	0.90
Pile width	12"	1.00

#### PROPOSED PIER VISUAL MASS (sq. ft.)

Decking/framing: 270' x 0.75' (side) =	202.50
Decking/framing: 15' x 0.75' (front) =	11.25
Steel piles: 1' x 5.58' x 6 piles (side) =	33.48
Steel piles: 0.9' x 5.72' x 13 piles (side) =	66.92
Steel Piles: 1' x 5.58' x 4 piles (front) =	22.32
Steel Piles: 0.9' x 5.72' x 1 piles (front) =	5.15
Steel Girders: 0.08 SF x 19 (side) =	1.52
Steel Girders: 0.67' x 15' (front) =	10.05
Catwalk/Ramp: ((15' x 0.75')+(4.5' x 3')) =	24.75
<b>Total Proposed Visual Massing:</b>	<b>377.94</b>
<b>Total Allowed Visual Massing:</b>	<b>520.00</b>

#### VISIBLE PIER MASSING TO BE MITIGATED

PROPOSED PIER VISUAL MASS	(sq. ft.)
Decking/framing: 270' x 0.75' (side) =	202.50
Decking/framing: 15' x 0.75' (front) =	11.25
Steel piles: 1' x 5.58' x 6 piles (side) =	33.48
Steel piles: 0.9' x 5.72' x 13 piles (side) =	66.92
Steel Piles: 1' x 5.58' x 4 piles (front) =	22.32
Steel Piles: 0.9' x 5.72' x 1 piles (front) =	5.15
Steel Girders: 0.08 SF x 19 (side) =	1.52
Steel Girders: 0.67' x 15' (front) =	10.05
Catwalk/Guardrail/Ramp: ((9.99)+(15' x 0.75')+(4.5' x 3')) =	34.74
New fender piles: ((0.29' x 6' x 3)+(0.29' x 6' x 1)) =	6.96
Swim ladder: (3.33' ladder strainers + 0.83' rungs) x 2	8.32
(4) - New Boat Lifts (@ 83 SF/Each) =	332.00
<b>Total Visual Massing to be Mitigated:</b>	<b>735.21</b>

#### SQUARE FEET OF MITIGATION REQUIRED

Visually Modified Scenic Character Type (1:2 scenic mitigation req.) (735.21 SF x 2) =	1470
<b>Total scenic mitigation required (sq. ft.):</b>	<b>1470</b>

#### FISH HABITAT MITIGATION CALCULATIONS

AREA OF DISTURBANCE RESULTING FROM INSTALLATION OF 13-(10-3/4" DIA.) NEW PILING (0.64 X 13)	8.3 SQ. FT.
AREA OF DISTURBANCE RESULTING FROM INSTALLATION OF 14-(12" DIA.) NEW PILING (0.79 X 14)	11.1 SQ. FT.
TOTAL FISH HABITAT RESTORATION REQUIRED (1:1 MITIGATION)	19.4 SQ. FT.
TOTAL PROPOSED FISH HABITAT MITIGATION (THREE ROCK PYRAMIDS AT 9 SQ. FT./EACH)	27.00 SQ. FT.

Call Two Working Days Before You Dig!



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

DRAWN BY: HBG DESIGN BY: HBG

CHECKED BY: TKF DWG: P:\PIERS\CHIPMUNK-MULT\dwg

REVISION	DATE	DESCRIPTION	APPROVED	DATE

**Ferrell Civil Engineering**

CA #C 55546 NV #12927  
P.O. Box 361, Tahoe Vista, CA 96148

ferrell@fcivil.com

ph: 530.546.2752  
fax: 530.546.4469

KINGS BEACH

**TITLE SHEET/SITE PLAN**

PLACER COUNTY

A.P.N: 090-231-015  
090-231-014  
090-231-039  
090-231-038

DATE: MARCH 06, 2023

SCALE: 1"=30'-0"

CALIFORNIA W.D. NO. CHIPMUNK MULTI-PIER

SHEET

**T1**

OF

**6**



## ALLOWABLE, EXISTING AND PROPOSED COVERAGE CALCULATIONS

**APN 090-231-015**  
Parcel Area: 916 SF

**Allowable Coverage:**  
Backshore (Be1b): 414 SF @ 1% = 4 SF  
Class 5: 502 SF @ 25% = 126 SF  
Total: 130 SF

**Existing/Proposed Coverage:**

	Be1b	Class 5	Total
Residence:	281 SF	317 SF	598 SF
Raised wood porch:	0 SF	15 SF	15 SF
Front wood steps:	0 SF	6 SF	6 SF
Wood deck:	76 SF	0 SF	76 SF
Deck over concrete:	21 SF	0 SF	21 SF
<b>Total:</b>	<b>378 SF</b>	<b>338 SF</b>	<b>716 SF</b>

**APN 090-231-014**  
Parcel Area above highwater line: 1,245 SF

**Allowable Coverage:**  
Backshore (Be1b): 623 SF @ 1% = 6 SF  
Class 5: 622 SF @ 25% = 156 SF  
Total: 162 SF

**Existing/Verified Coverage:**

	Be1b	Class 5	Total
Residence/deck:	416 SF	350 SF	766 SF
Deck:	236 SF	0 SF	236 SF
Driveway:	0 SF	2 SF	2 SF
Stone entry:	0 SF	45 SF	45 SF
Adjoiners deck:	3	36 SF	39 SF
Adjoiners concrete:	23 SF	0 SF	23 SF
Adjoiners building:	0 SF	2 SF	2 SF
<b>Total:</b>	<b>678 SF</b>	<b>435 SF</b>	<b>1,113 SF</b>

Offsite coverage w/3:1 below HWL = 17 SF

**Proposed Coverage:**

	Be1b	Class 5	Total
Residence/deck:	416 SF	350 SF	766 SF
Deck:	236 SF	0 SF	236 SF
Driveway:	0 SF	2 SF	2 SF
Stone entry:	0 SF	45 SF	45 SF
Adjoiners deck:	3	36 SF	39 SF
Adjoiners concrete:	23 SF	0 SF	23 SF
Adjoiners building:	0 SF	2 SF	2 SF
New pier access:	14 SF	9 SF	23 SF
<b>Total:</b>	<b>692 SF</b>	<b>444 SF</b>	<b>1,136 SF</b>

Coverage to be purchased from the Conservancy for pier access = 25 SF

**APN 090-231-038 (Previously 090-231-012)**  
Parcel Area: 3,902 SF

**Allowable Coverage:**  
Backshore (Be1b): 1,571 SF @ 1% = 583 SF  
Class 5: 502 SF @ 25% = 126 SF  
Total: 130 SF

**Verified Coverage (Per TRPA file 19921491 STD):**

	Be1b	Class 1a	Class 5	Total
Residence:	19 SF	0 SF	1,193 SF	1,212 SF
Paver Driveway:	0 SF	0 SF	383 SF	383 SF
Stone patios:	0 SF	0 SF	41 SF	41 SF
Rear deck:	92 SF	0 SF	0 SF	92 SF
Concrete stairs:	0 SF	0 SF	21 SF	21 SF
Stone steps:	15 SF	9 SF	0 SF	24 SF
<b>Total:</b>	<b>126 SF</b>	<b>9 SF</b>	<b>1,638 SF</b>	<b>1,773 SF</b>

**As Built/Proposed Coverage:**

	Be1b	Class 1a	Class 5	Total
Residence:	19 SF	0 SF	1,228 SF	1,247 SF
Paver Driveway:	0 SF	0 SF	451 SF	451 SF
Stone patios:	0 SF	0 SF	91 SF	91 SF
Rear deck:	92 SF	0 SF	0 SF	92 SF
Concrete stairs:	0 SF	0 SF	0 SF	0 SF
Stone steps:	24 SF	9 SF	0 SF	33 SF
<b>Total:</b>	<b>126 SF</b>	<b>9 SF</b>	<b>1,770 SF</b>	<b>1,905 SF</b>

Banked Residential units: 1 RUU

**APN 090-231-039 (Previously 090-231-013)**  
Parcel Area: 2,329 SF

**Allowable Coverage:**  
Backshore (Be1b): 830 SF @ 1% = 8 SF  
Class 1a/1b: 156 SF @ 1% = 2 SF  
Class 5: 1,343 SF @ 25% = 336 SF  
Total: 346 SF

**Existing Coverage:**

	Be1b	Class 1a	Class 5	Total
Residence:	0 SF	0 SF	670 SF	670 SF
Driveway:	0 SF	0 SF	219 SF	219 SF
Stone steps:	30 SF	0 SF	0 SF	30 SF
<b>Total:</b>	<b>30 SF</b>	<b>0 SF</b>	<b>889 SF</b>	<b>919 SF</b>

**Proposed Coverage:**

	Be1b	Class 1a	Class 5	Total
Residence:	0 SF	0 SF	670 SF	670 SF
Driveway:	0 SF	0 SF	219 SF	219 SF
Stone steps:	30 SF	0 SF	0 SF	30 SF
New pier access:	10 SF	17 SF	0 SF	26 SF
<b>Total:</b>	<b>40 SF</b>	<b>17 SF</b>	<b>889 SF</b>	<b>946 SF</b>

Coverage to be purchased from the Conservancy for pier access = 26 SF

A.P.N.	LAKE FRONTAGE
090-231-014	78.9 LF
090-231-015	25.0 LF
090-231-038	57.2 LF
090-231-039	40.5 LF

\*LAKE FRONTAGE MEASURED @ LAKEWARD PROPERTY LINE

COVERAGE NOTE:  
COVERAGE INFORMATION PROVIDED BY: \*KAUFMAN EDWARDS  
PLANNING AND CONSULTING\*

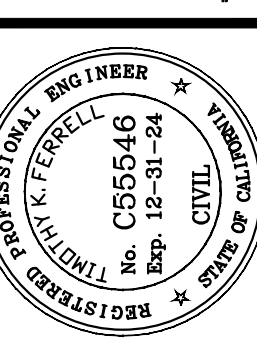
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DRWN: HEG    PROJEN.: TKF    TKF

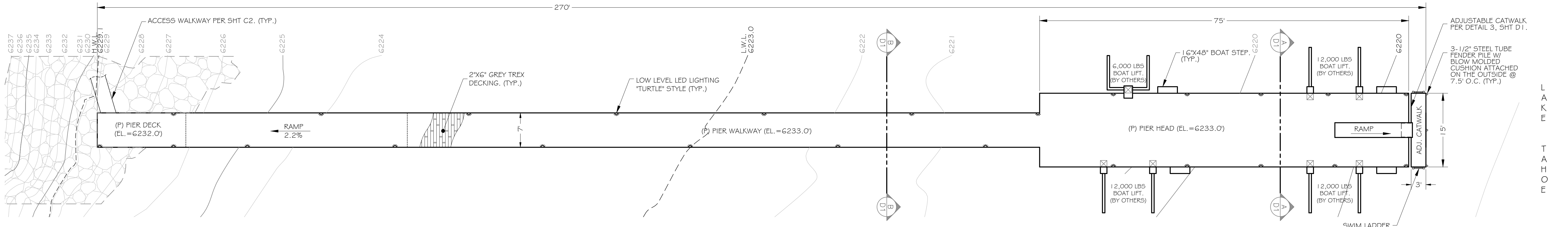
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CAD:

DATE: MARCH 06, 2023

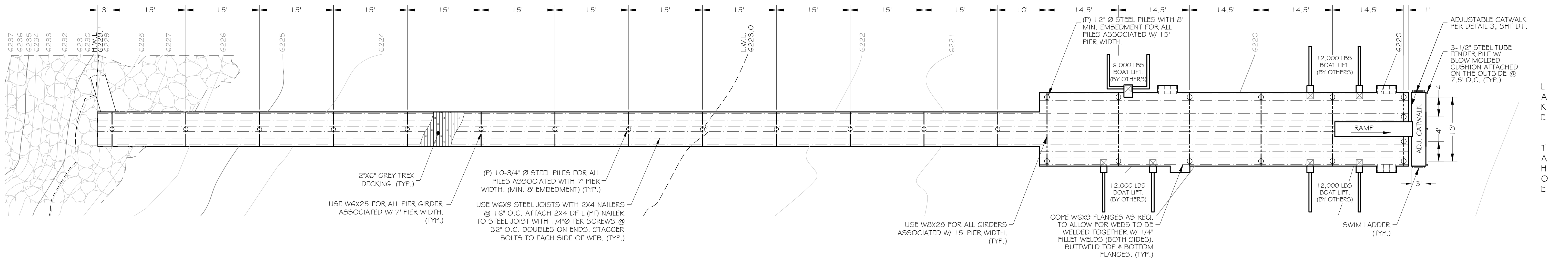
PH: 530.548.2952  
FAX: 530.548.4469  
ferrell@fcivil.com



ALLOWABLE, EXISTING & PROPOSED COVERAGE  
CORNELL, WHITE, RONNING & BLEY MULTI-USE PIER PROJECT  
95/99/105/111 CHIPMUNK ST.    A.P.N.: 090-231-015/14/39/38    KINGS BEACH, CA

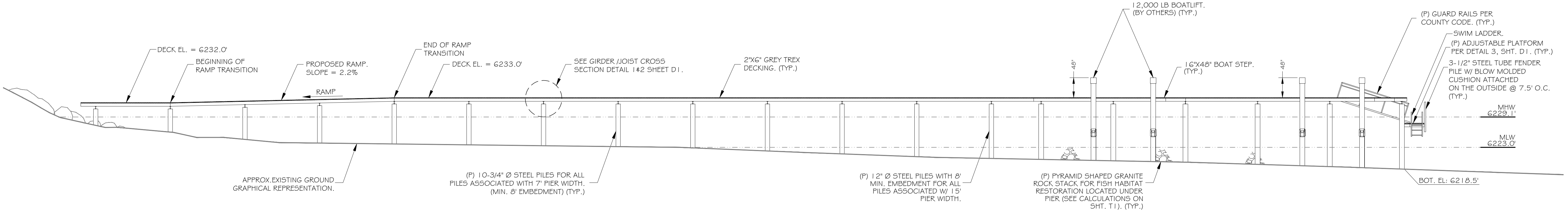


PLAN VIEW  
SCALE: 1" = 10'-0"



FRAMING PLAN VIEW  
SCALE: 1" = 10'-0"

NOTE:  
THE PRIMARY COLOR OF THE PIER AND CATWALK SHALL REMAIN IN CONFORMANCE W/  
THE EARTH TONE & WOOD TONE RANGES TO BLEND W/ THE NATURAL SURROUNDINGS.  
FILINGS WILL BE PAINTED FLAT BLACK OR A COLOR APPROVED BY TRPA.



WEST ELEVATION  
SCALE: 1" = 10'-0"

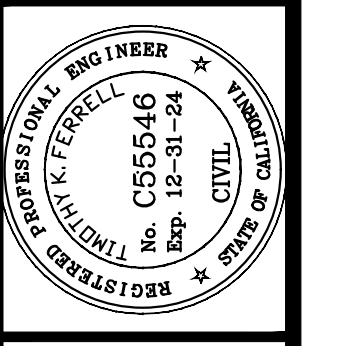
LAKE TAHOE

LAKE TAHOE

COMP. DATE	DESIGN: HEG	DESCRIPTION	APPROVED DATE
DRWN: HEG	PRJLENG.: TKF		
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CAD:			
DATE: MARCH 06, 2023			

**Ferrell Civil Engineering**

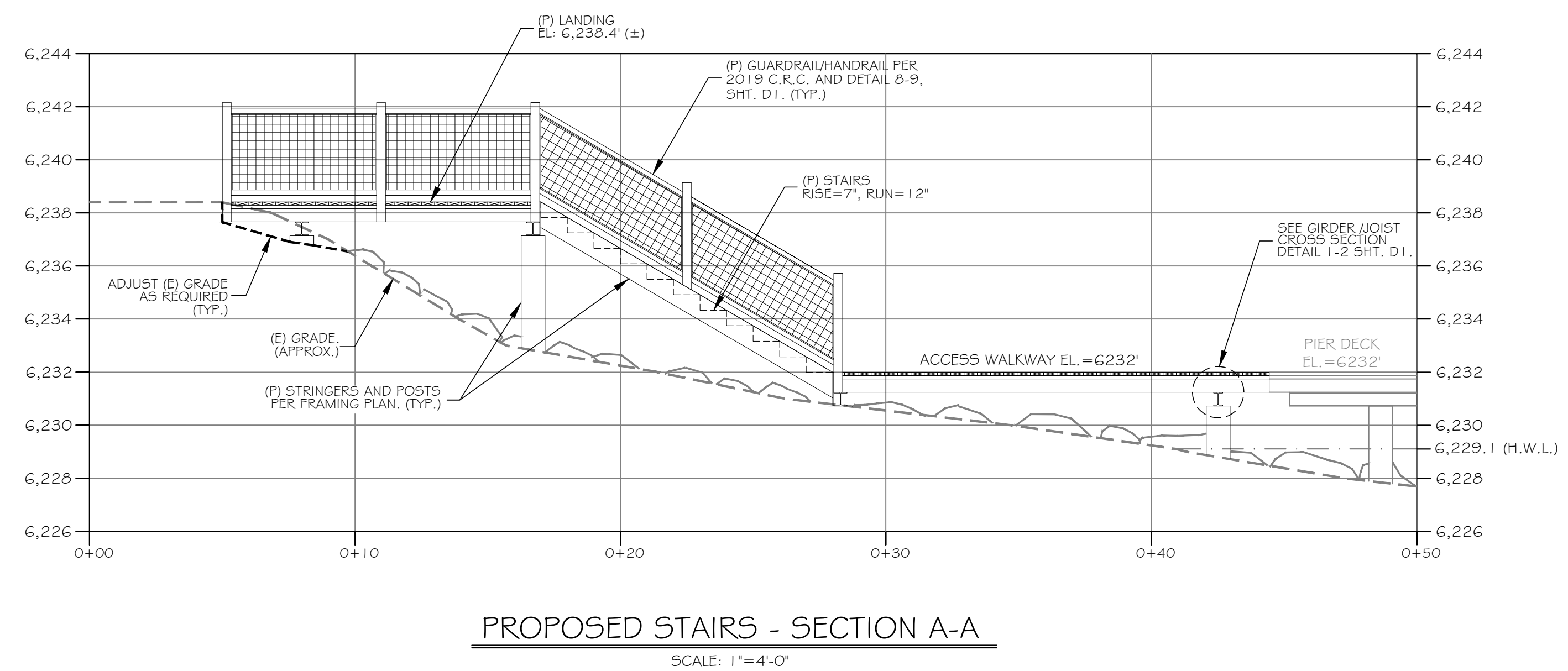
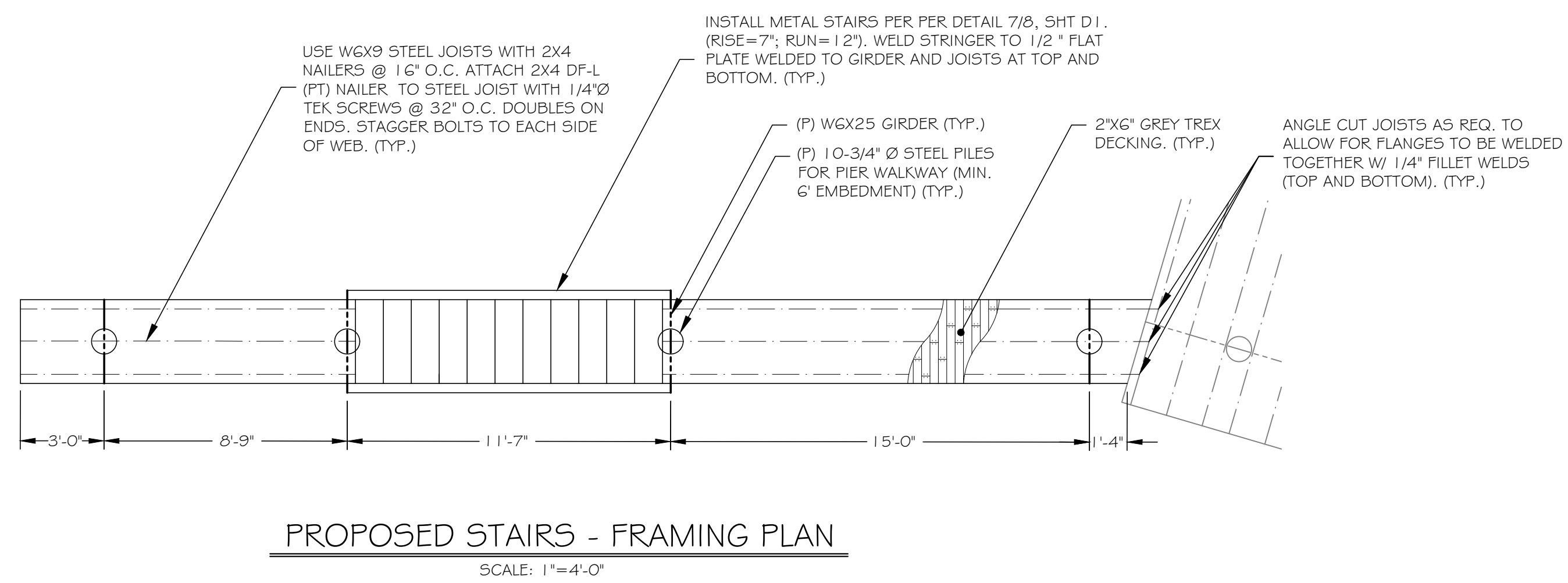
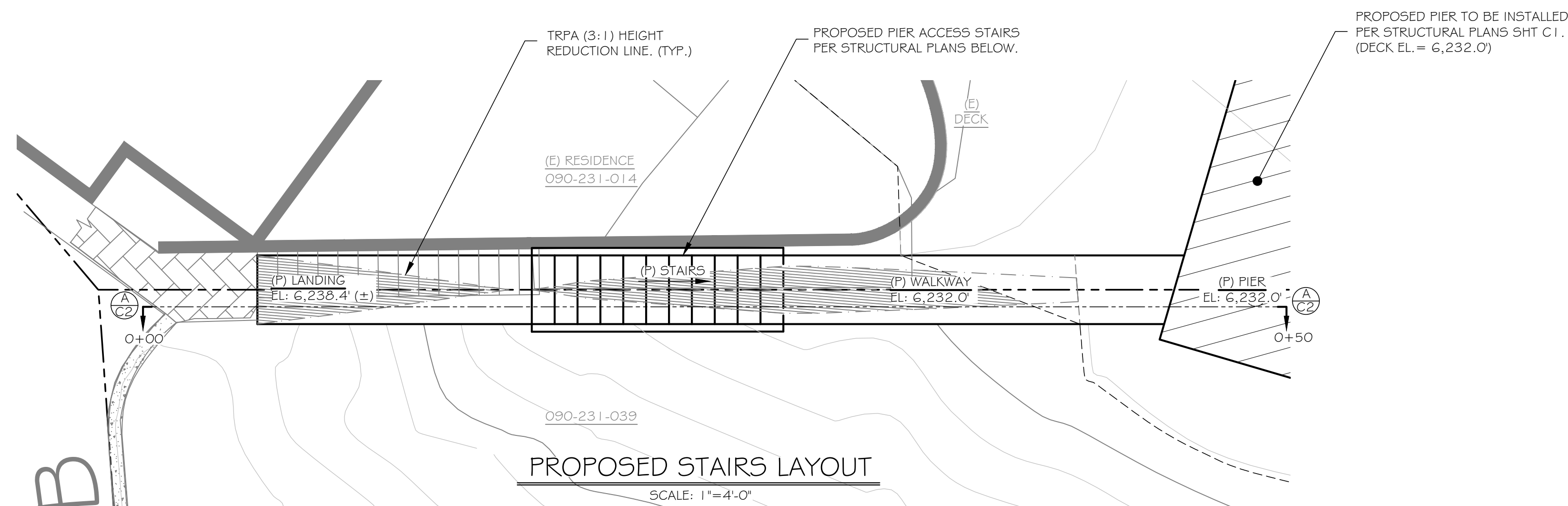
PH: 530.546.2752  
 FAX: 530.546.4469  
 CA #C 55546 NV #12927  
 P.O. Box 381, Tahoe Vista, CA 96148  
 ferrill@ferrell.com



PROPOSED PIER PLANS

CORNELL, WHITE, RONNING & BLEY MULTI-USE PIER PROJECT

A.P.N.: 090-231-015/14/39/28  
 95/99/105/111 CHIPWINK ST. KINGS BEACH, CA



REV.	DATE	DESCRIPTION	APPROVED	DATE

COMP.: ECE DESIGN: HEG  
 DRWN: HEG PROJEN.: TKF

WORK ORDER: HORIZONTAL  
 SCALE: AS NOTED  
 HORIZONTAL: VERTICAL: CAD:

DATE: MARCH 06, 2023

CA #C 55546 NV #12927  
 P.O. Box 381, Tahoe Vista, CA 96148  
 P: 530.546.2752  
 F: 530.546.4469  
 ferrell@fcivil.com

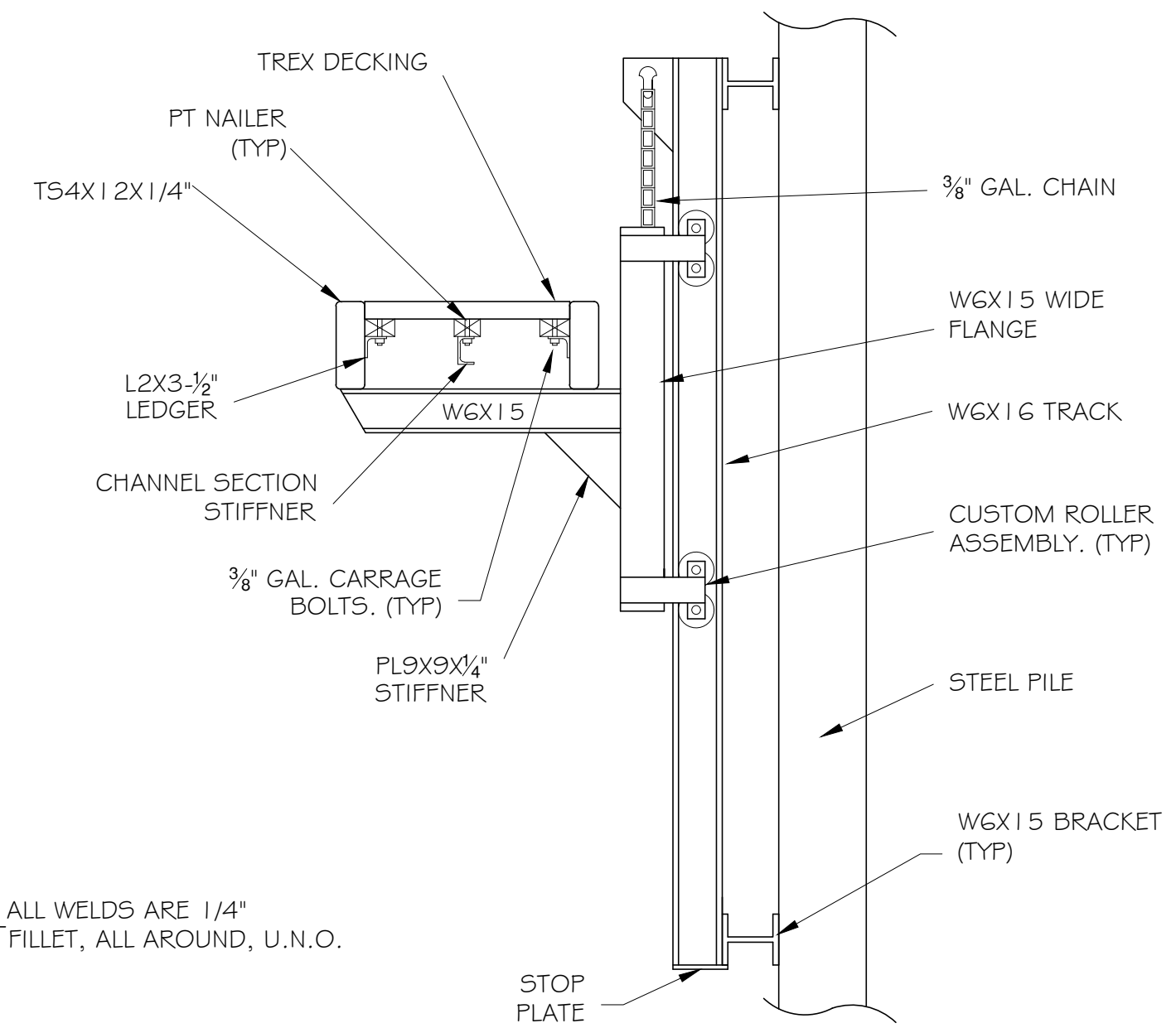
**Ferrell Civil Engineering**

REGISTERED PROFESSIONAL ENGINEER  
 No. C65546  
 Exp. 12-31-24  
 CIVIL  
 STATE OF CALIFORNIA

**PROPOSED STAIRS PLANS**  
 CORNELL, WHITE, RONNING & BLEY MULTI-USE PIER PROJECT  
 95/99/105/111 CHIPMUNK ST. A.P.N.: 090-231-015/14/39/38  
 KINGS BEACH, CA

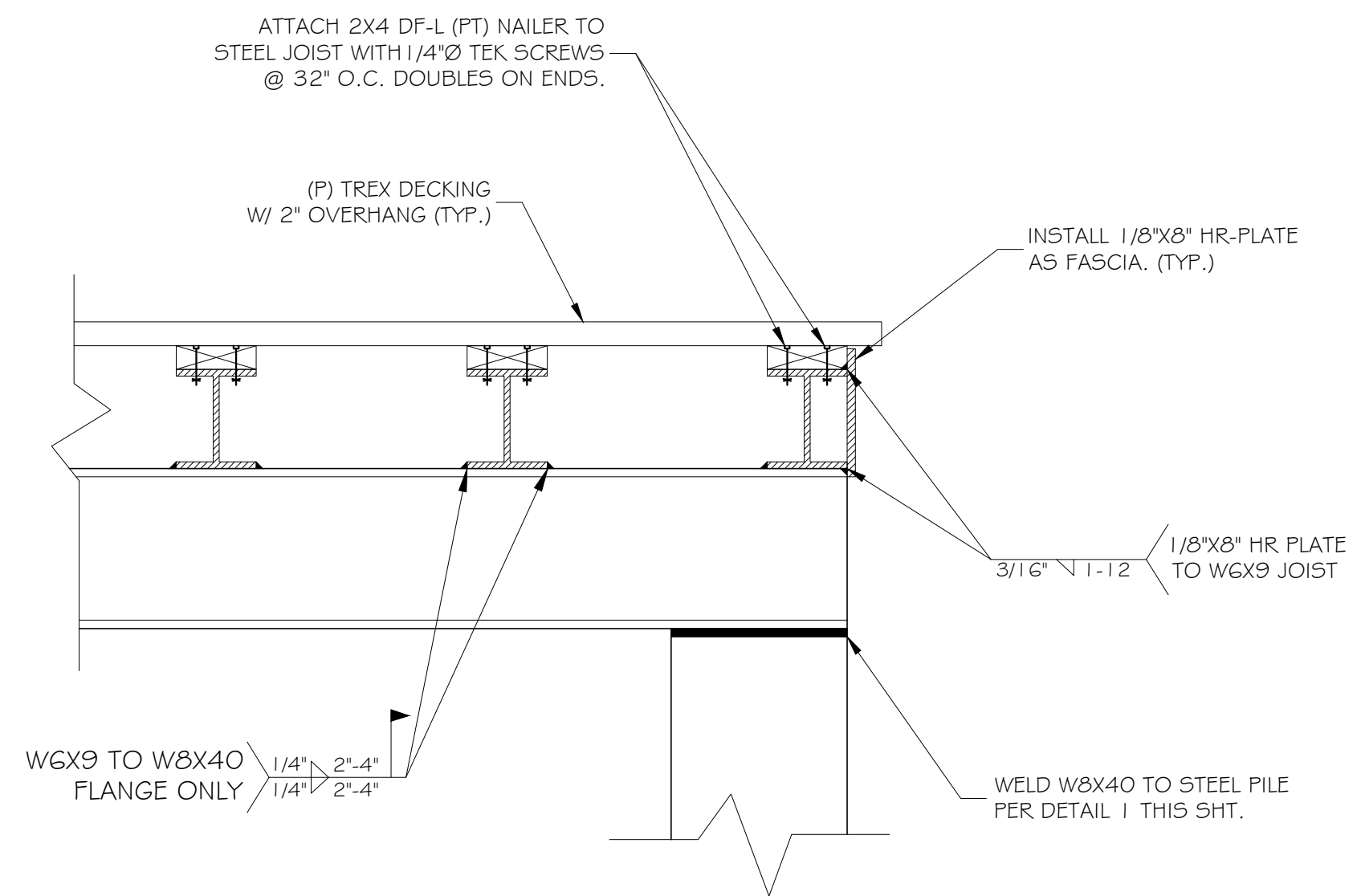
C2





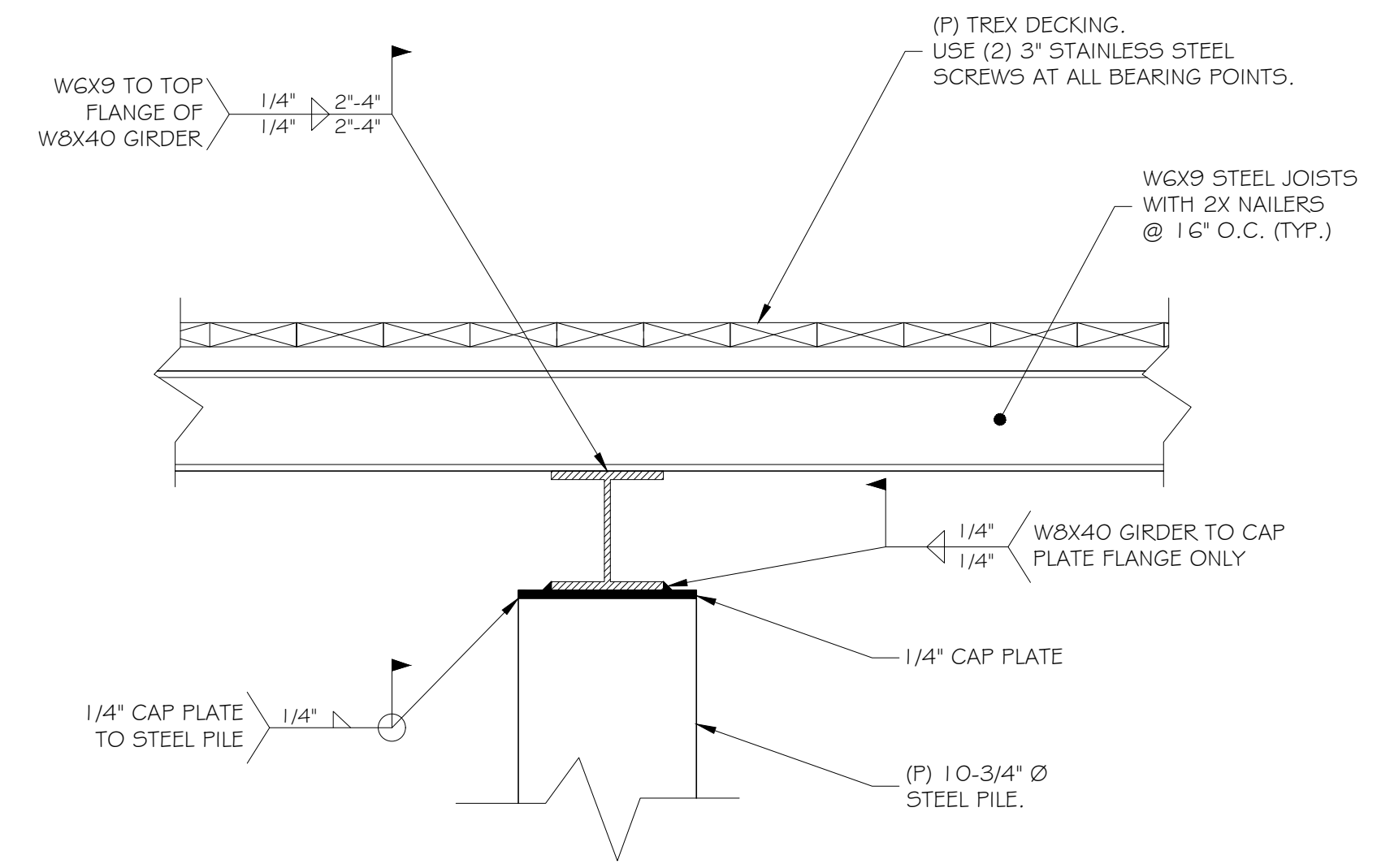
3 ADJUSTABLE CATWALK DETAIL  
(GENERAL DETAIL)

N.T.S.



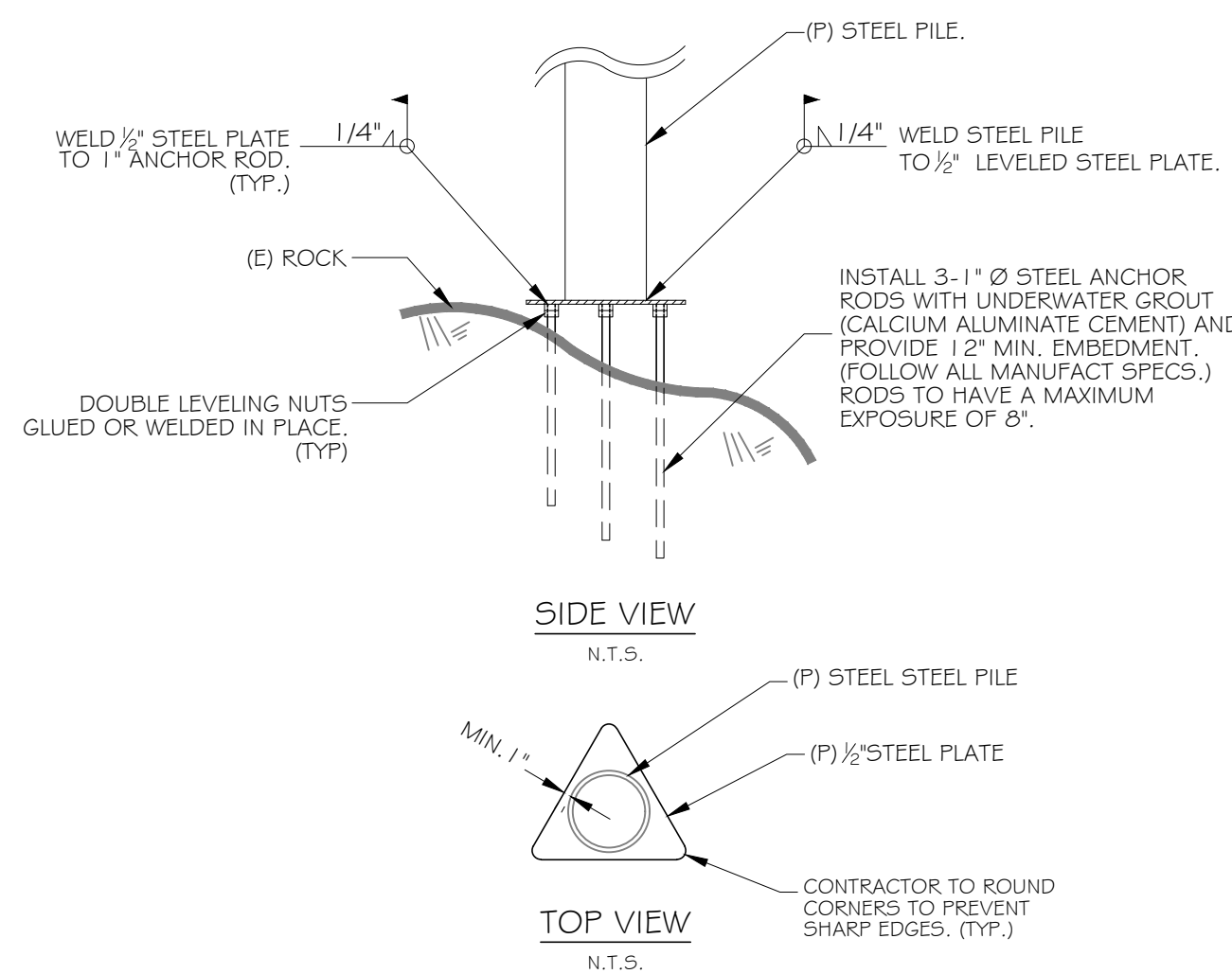
2 CONNECTION DETAIL

N.T.S.



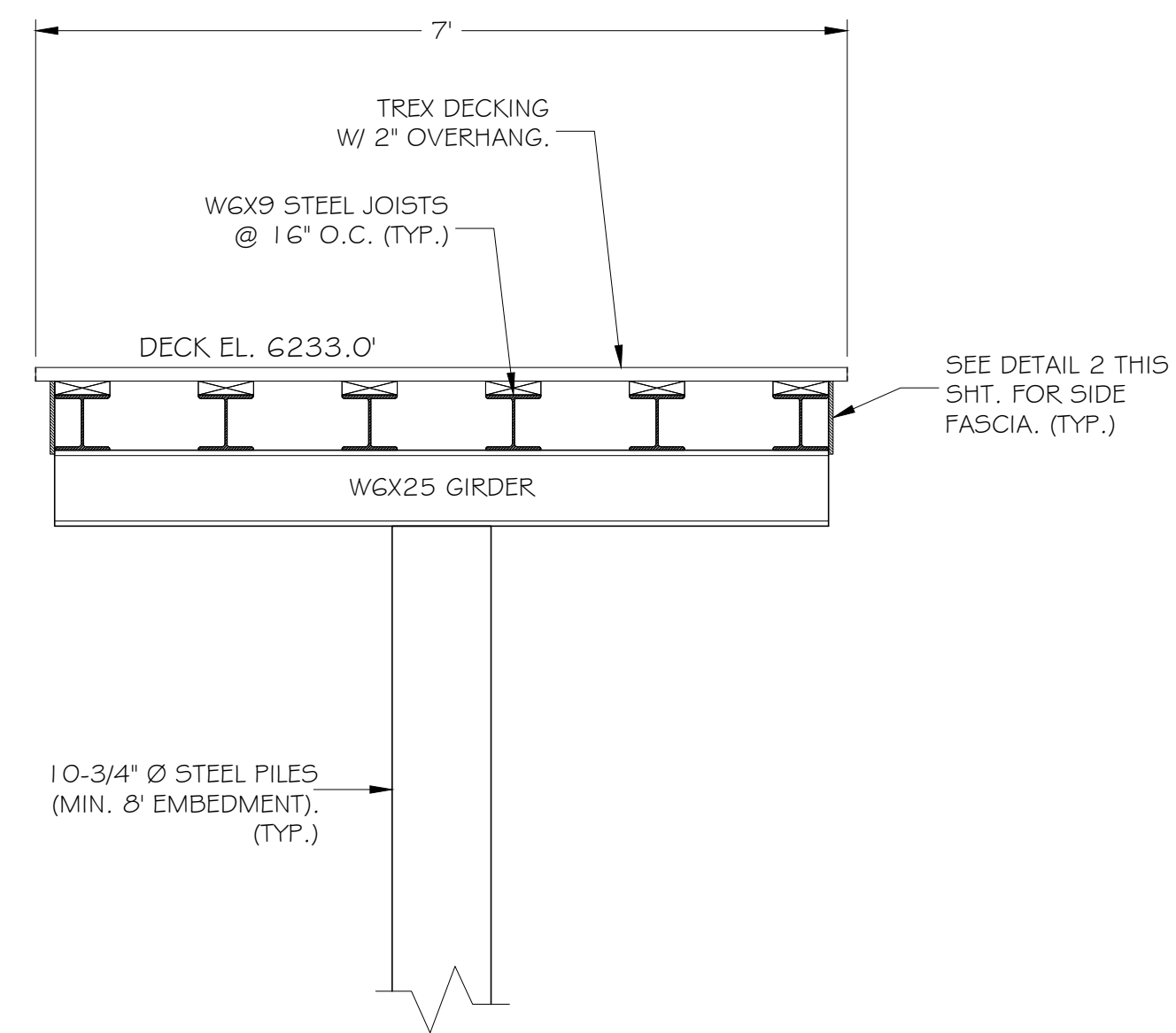
1 GIRDER/JOIST CROSS SECTION

N.T.S.



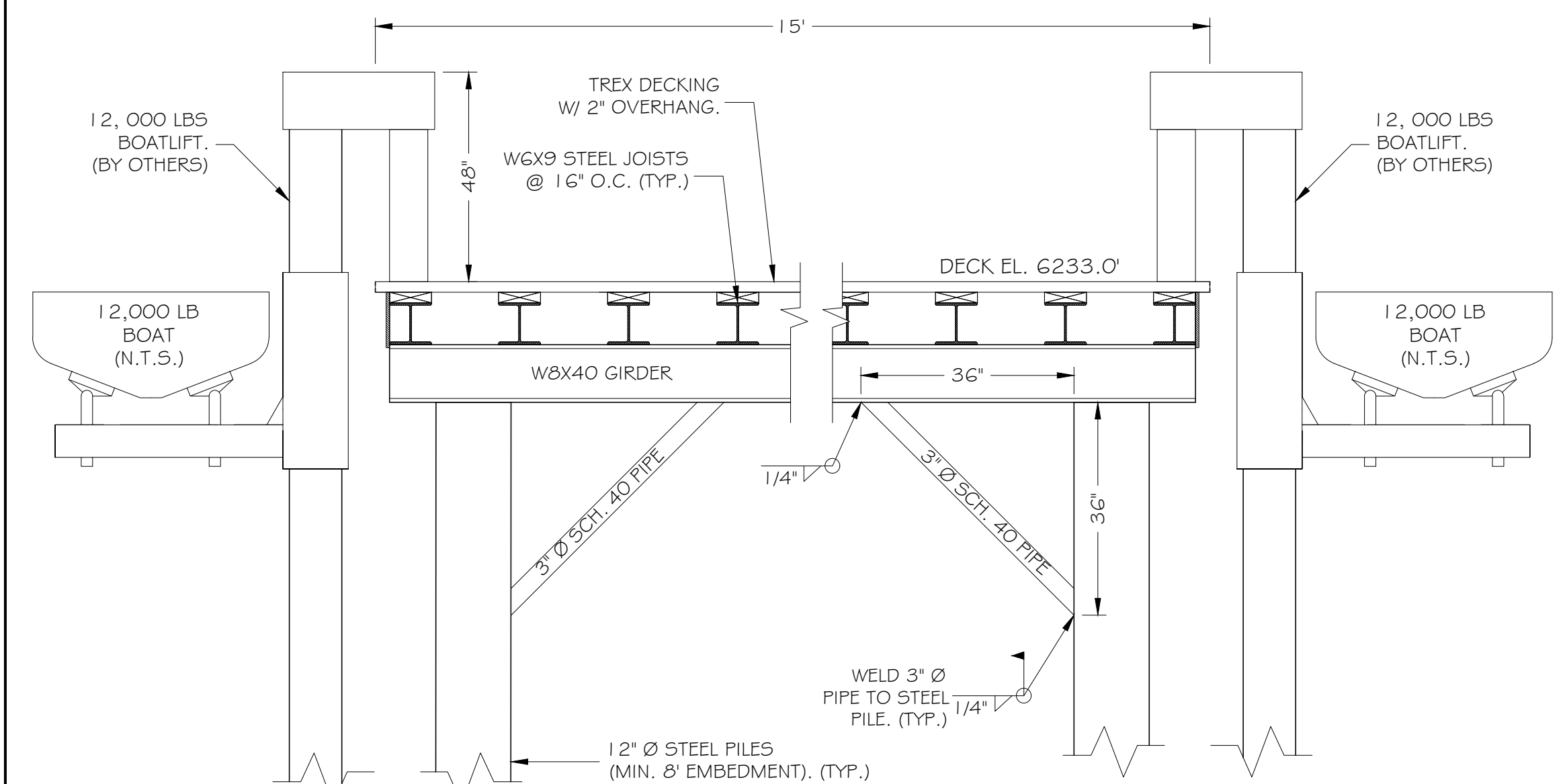
6 PILE PIN CONNECTION DETAIL

N.T.S.



5 SECTION "B-B"

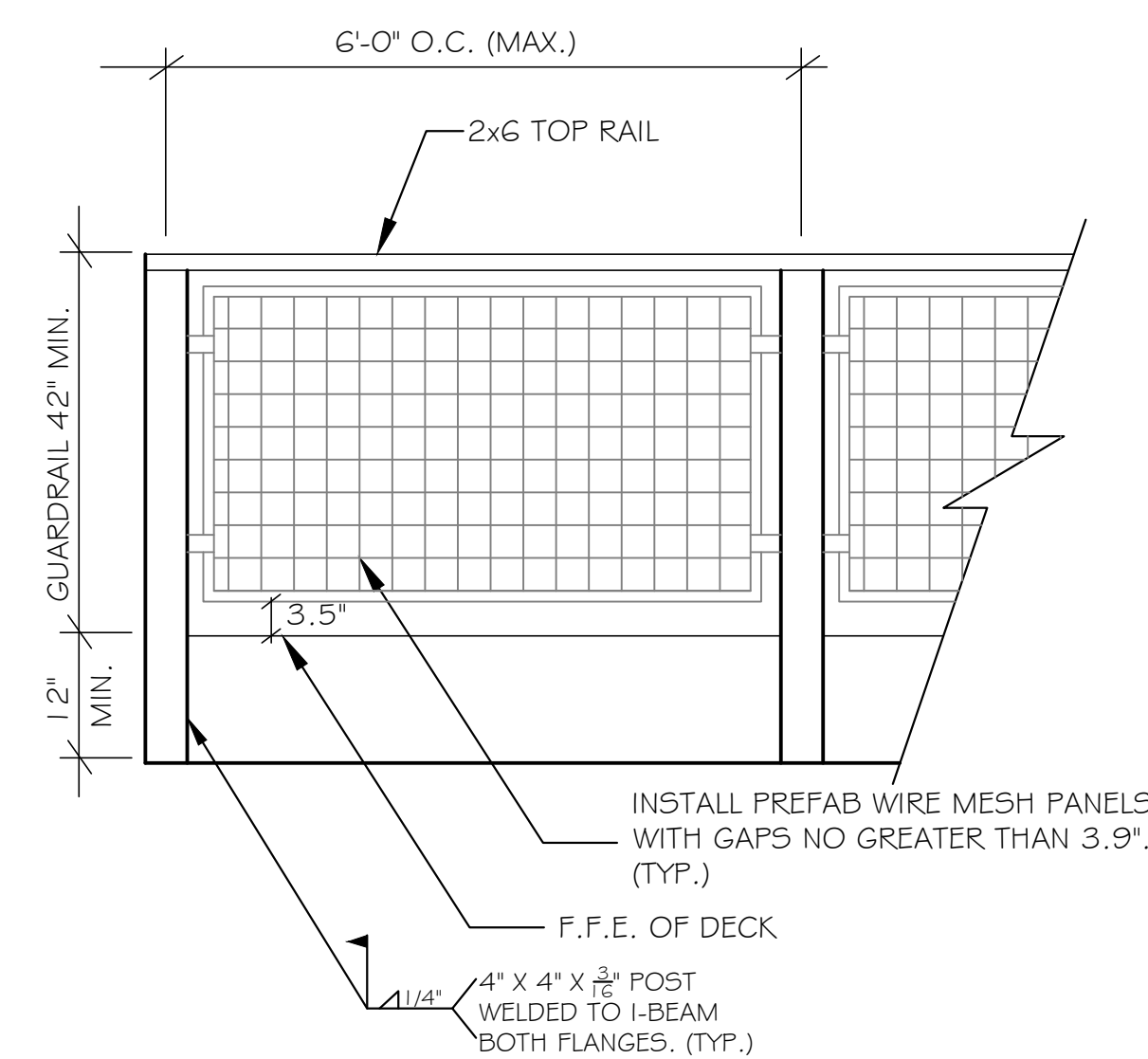
N.T.S.



4 SECTION "A-A"

N.T.S.

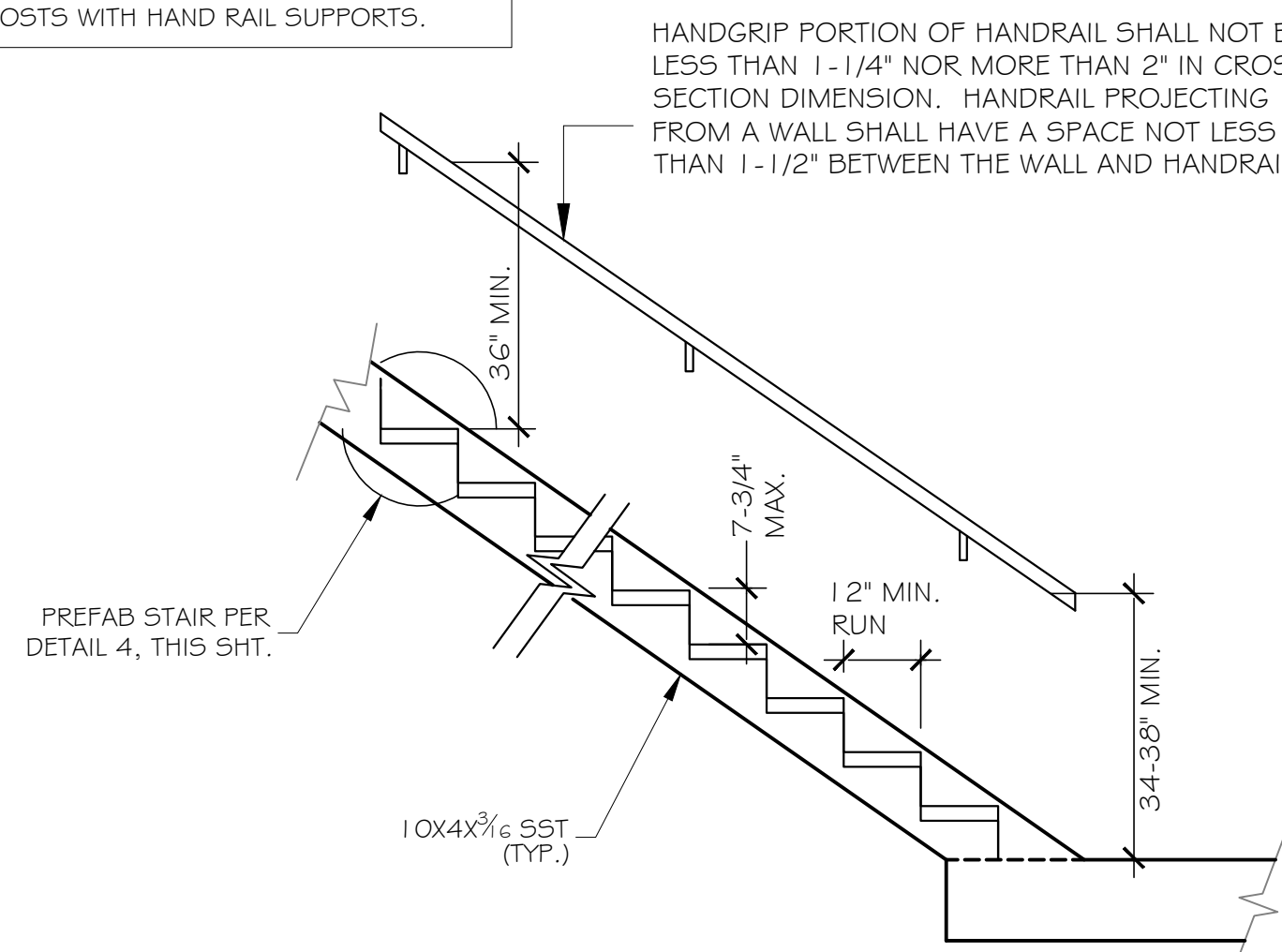
NOTE:  
ALL RAILING TO BE INSTALLED  
PER 2019 CBC/IRC



9 GUARD RAIL DETAIL  
(GENERAL DETAIL)

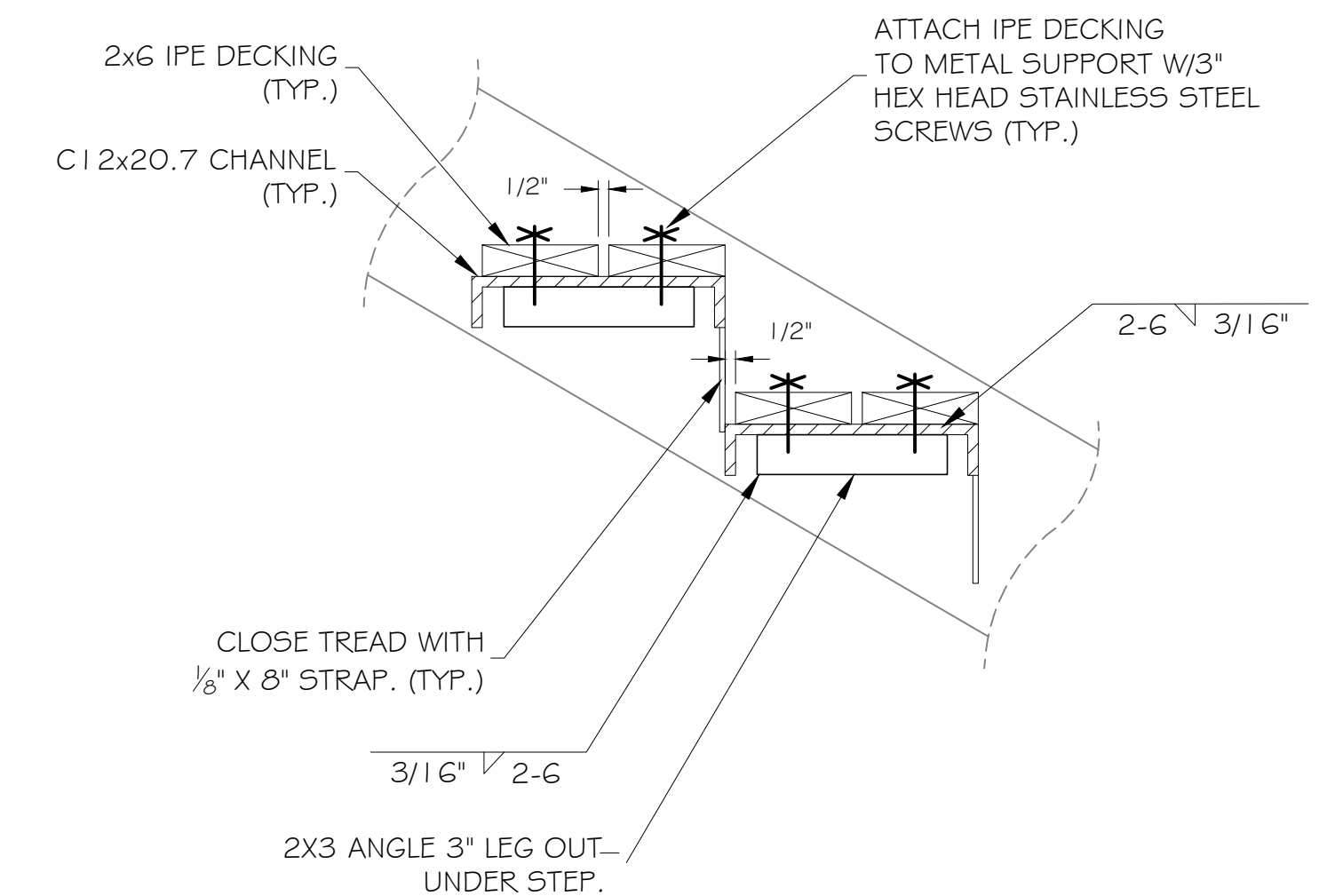
N.T.S.

NOTES:  
CONTRACTOR TO INSTALL RAILINGS ON BOTH SIDES OF THE  
STAIRS PER CBC SECTION 1009.1.2 AND 1012; CRC R311.7.7.  
ATTACH HAND RAIL TO POSTS WITH HAND RAIL SUPPORTS.



8 STAIRS/HANDRAIL DETAIL  
(GENERAL DETAIL)

N.T.S.



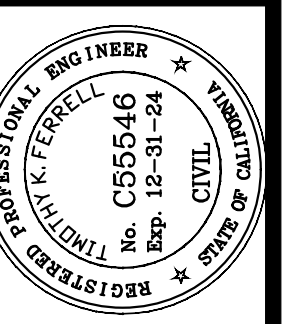
7 STAIR TREAD DETAIL  
(GENERAL DETAIL)

N.T.S.

REV.	DATE	DESCRIPTION	APPROVED	DATE

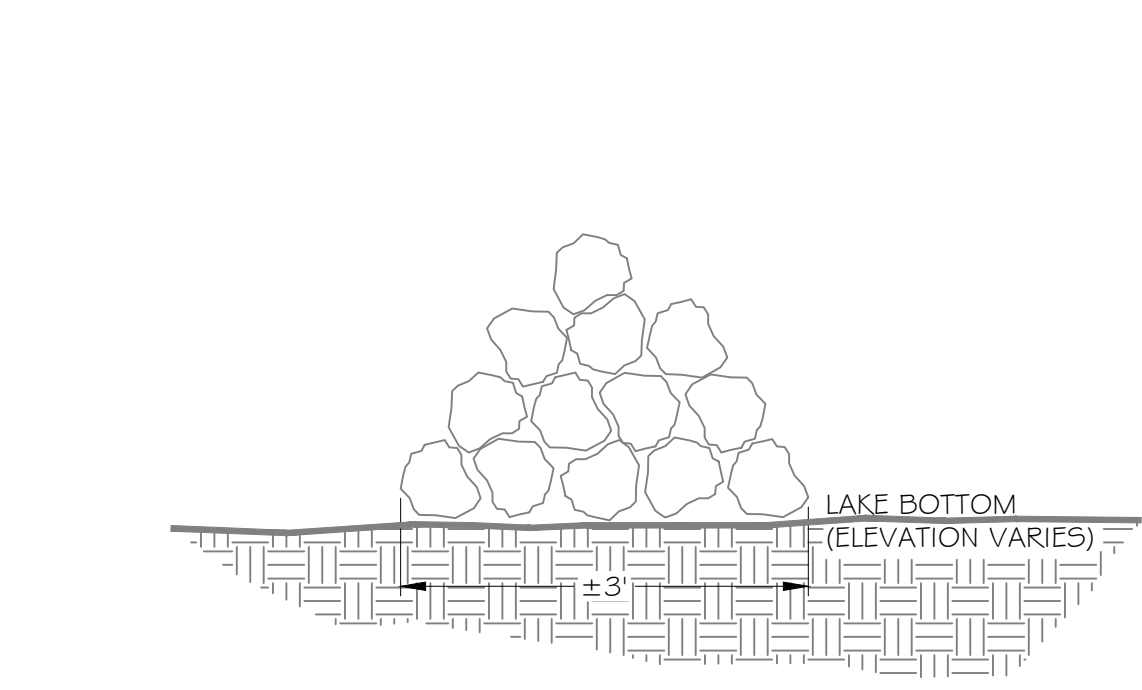
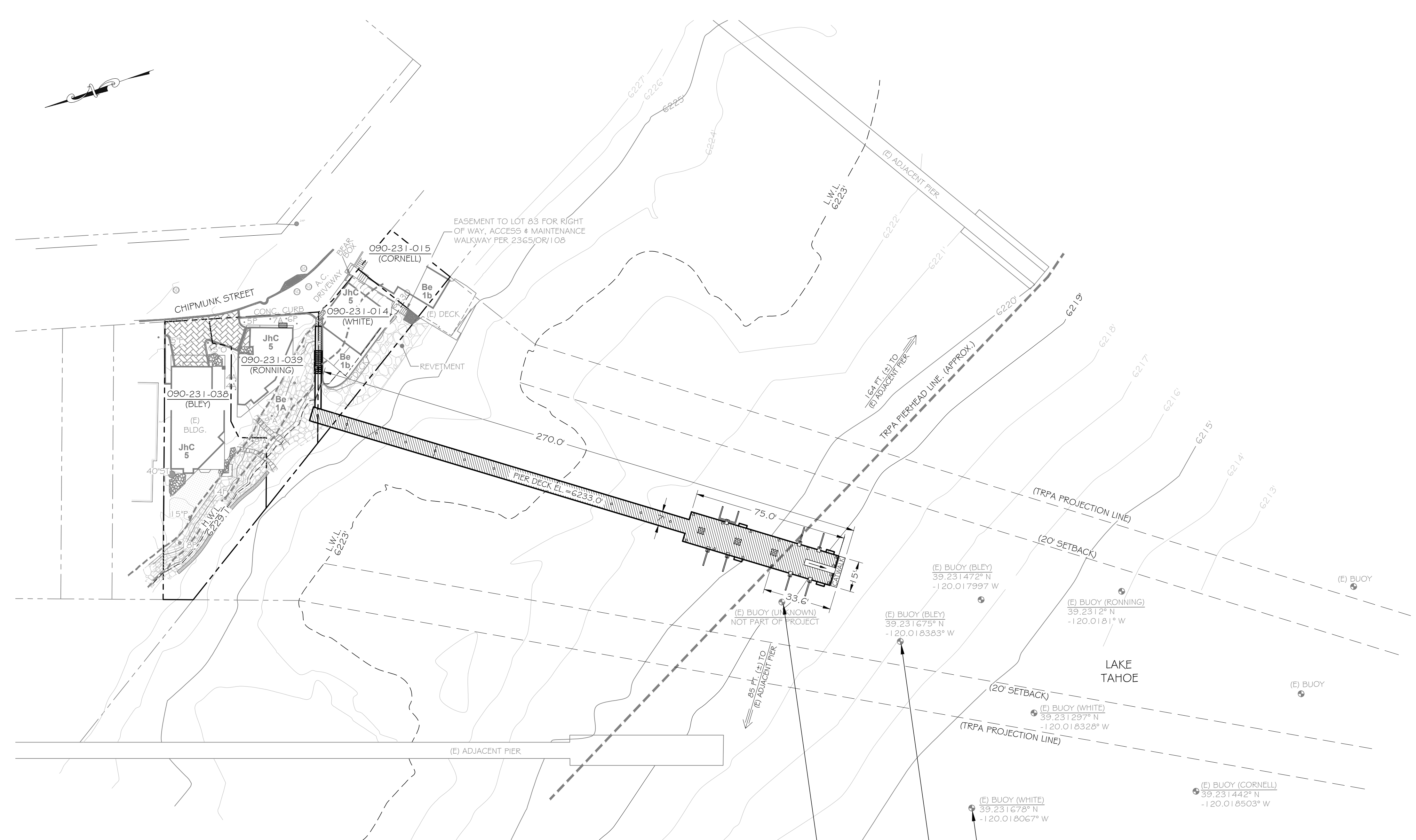
COMP.: ECE  
 DRWN.: HEG  
 DESIG.: HEG  
 PROJEN.: TKF  
 WORK ORDER:  
 SCALE: N.T.S.  
 HORIZONTAL:  
 VERTICAL:  
 CAD:  
 DATE: MARCH 06, 2023

**Ferrell Civil Engineering**  
 CA #C 55546 NV #12927  
 P.O. Box 381, Tahoe Vista, CA 96148  
 ferrell@ferrell.com  
 ph: 530.548.2752  
 fax: 530.548.4469



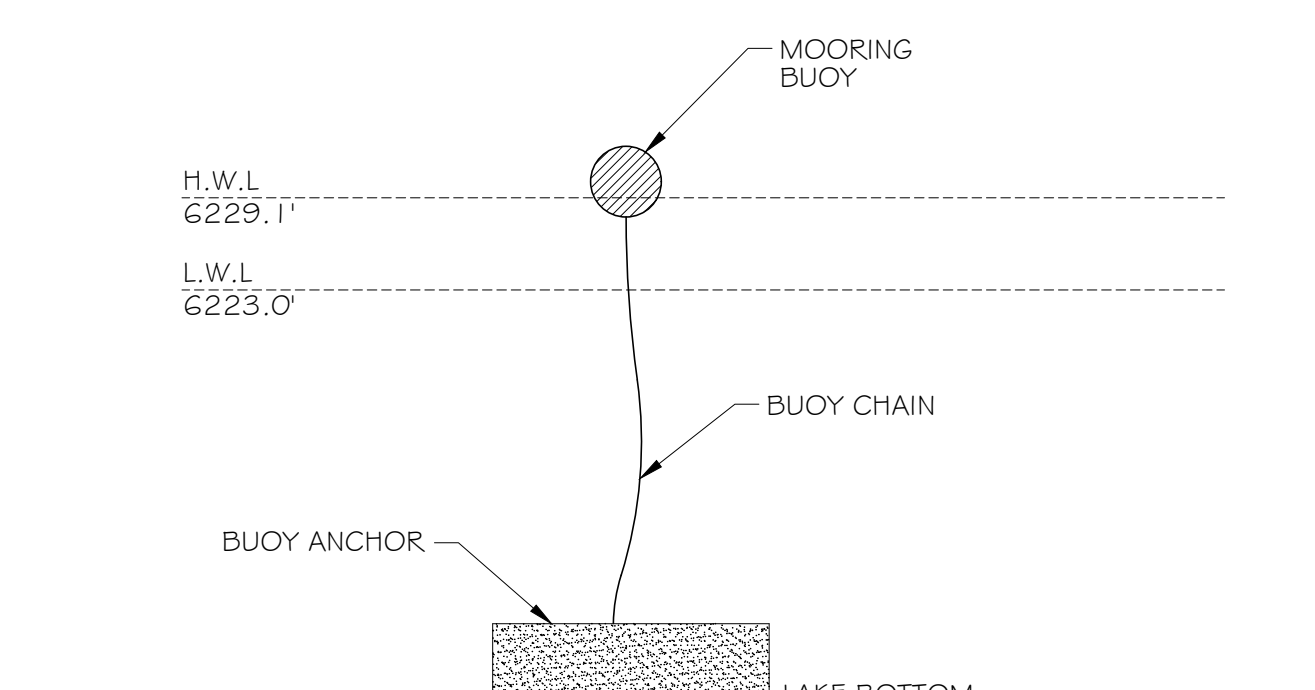
STRUCTURAL DETAILS  
 CORNELL, WHITE, RONNING & BLEY MULTI-USE PIER PROJECT  
 95,997/05/111 CHIPMUNK ST. A.P.N.: 090-231-015/14/39/28  
 KINGS BEACH, CA

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



NOTES:  
MATERIAL SHALL BE GRANITE, 1.5" MIN. DIA.,  
WASHED AND FREE OF FINE SEDIMENT PRIOR TO  
PLACEMENT IN LAKE TAHOE.

2 FISH HABITAT RESTORATION  
(GENERAL DETAIL) N.T.S.



NOTES:  
1. BUOY IS 1.8" DIA., WHITE, NO LIGHT.  
2. CHAIN IS 5/8" STEEL, GRADE 43.  
3. BUOY BLOCK IS CONC., 2.5'H x 2.7'W x 3.0'L.

1 BUOY DETAIL  
(GENERAL DETAIL) N.T.S.

**BUOY EXHIBIT**  
SCALE: 1"=30'-0"

- (E) BUOY (BLEY)  
39,231.472° N  
-120.017997° W
- (E) BUOY (RONNING)  
39,231.2° N  
-120.0181° W
- (E) BUOY (WHITE)  
39,231.297° N  
-120.018328° W
- (E) BUOY (CORNELL)  
39,231.442° N  
-120.018503° W
- (E) BUOY (UNKNOWN)  
39,231.553° N  
(-120.017928° W)  
TO BE RELOCATED  
AS NEEDED.
- (E) BUOY (WHITE)  
TO BE REMOVED  
IN EXCHANGE FOR (F)  
12,000 LBS BOAT LIFT
- (E) BUOY (BLEY)  
TO BE REMOVED  
IN EXCHANGE FOR (F)  
12,000 LBS BOAT LIFT

REV.	DATE	DESCRIPTION	APPROVED	DATE

COMP.: ECE DESIGN: HEG  
DRWN: HEG PROJEN: TKF

WORK ORDER:  
SCALE: 1"=30'-0"  
HORIZONTAL:  
VERTICAL:  
CAD:

DATE: MARCH 06, 2023

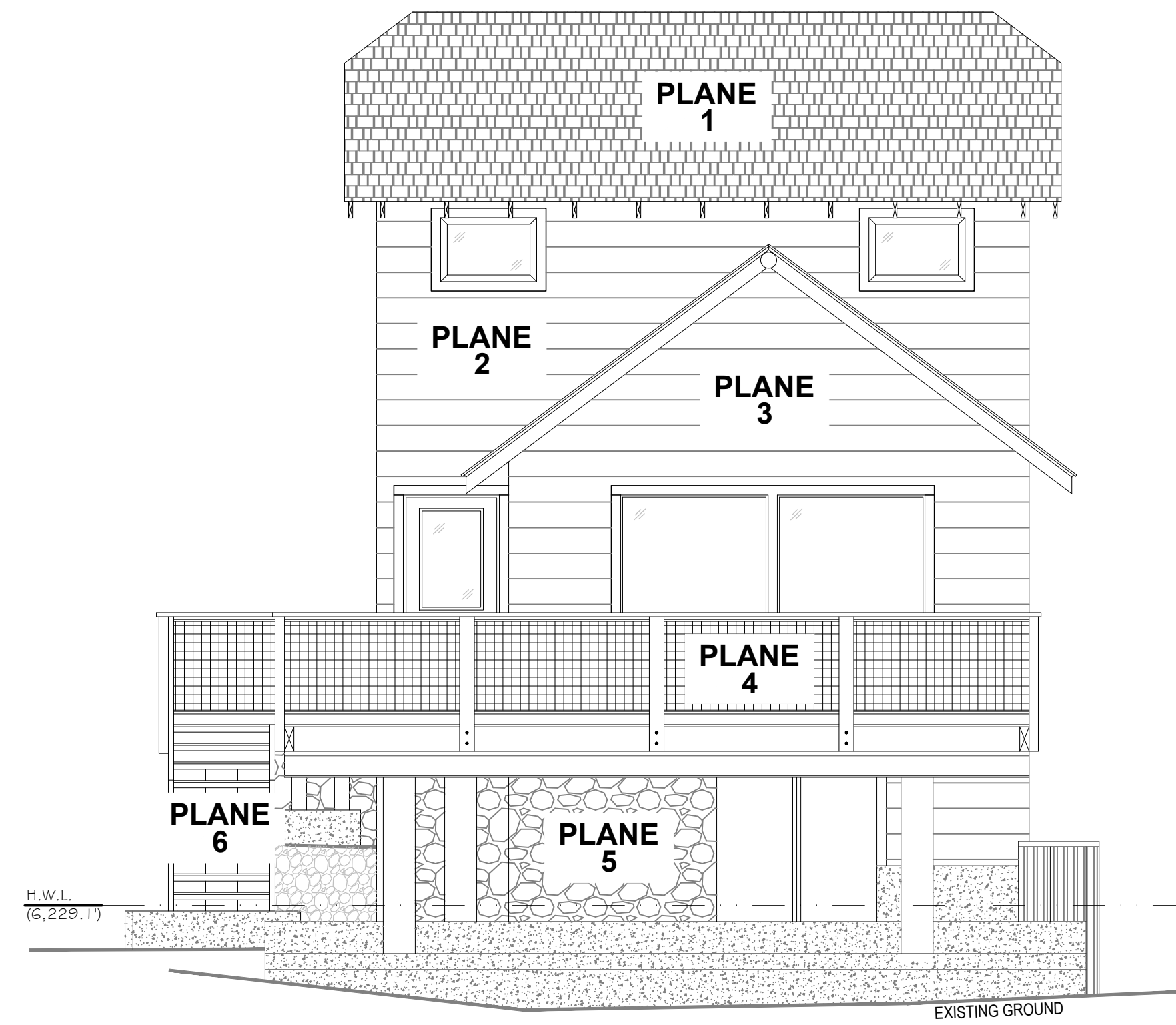
CA #C 55546 NV #12927  
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ferrell@ferrell.com

**Ferrell Civil Engineering**

REGISTERED PROFESSIONAL ENGINEER  
No. C65546  
Exp. 12-31-24  
CIVIL  
State of California

BUOY EXHIBIT  
CORNELL, WHITE, RONNING & BLEY MULTI-USE PIER PROJECT  
KINGS BEACH, CA  
A.P.N.: 090-231-015/14/39/28  
95/99/105/111 CHIPMUNK ST.

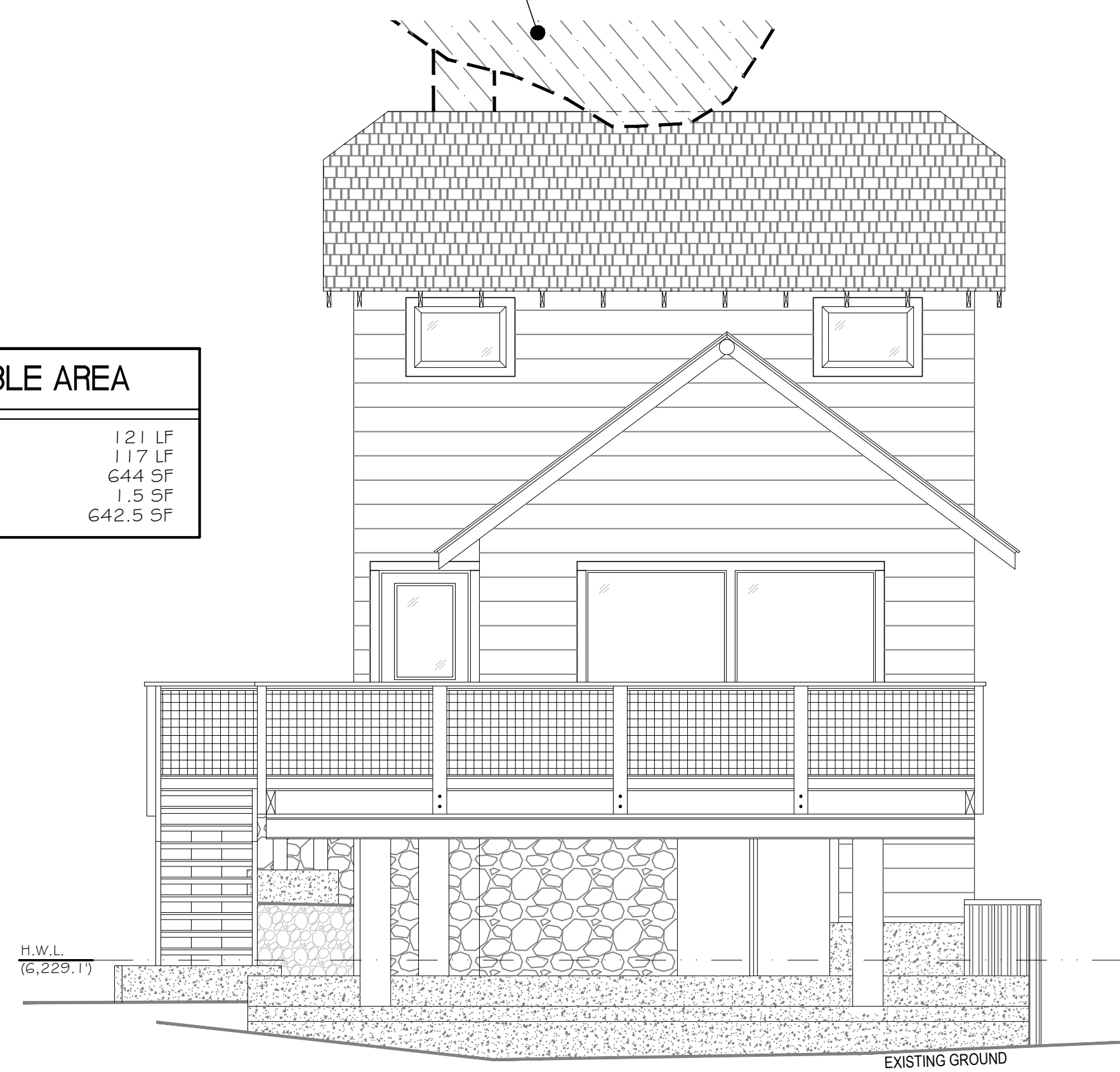
D2



EXISTING LAKEFRONT FACADE	
GLASS:	46 SF
COMPOSITE SHINGLE ROOF:	129 SF
STONE WAINSCOTING:	43 SF
ALUMINUM WINDOWS:	6 SF
HORIZONTAL SIDING:	197 SF
GRAY TRIM:	42 SF
DECK RAILING:	116 SF
DECK SUPPORTS:	32 SF
CONCRETE:	8 SF
MAIN DOOR:	5 SF
STEPS:	20 SF
<b>TOTAL RESIDENCE FACADE</b>	<b>644 SF</b>

**EXISTING FACADE**  
 APN: 090-231-015 (CORNELL)  
 (SCALE: 1/4" = 1'-0")

EXISTING VEGETATION DIGITIZED FROM TRPA  
 APPROVED SCENIC VANTAGE POINT PHOTO.

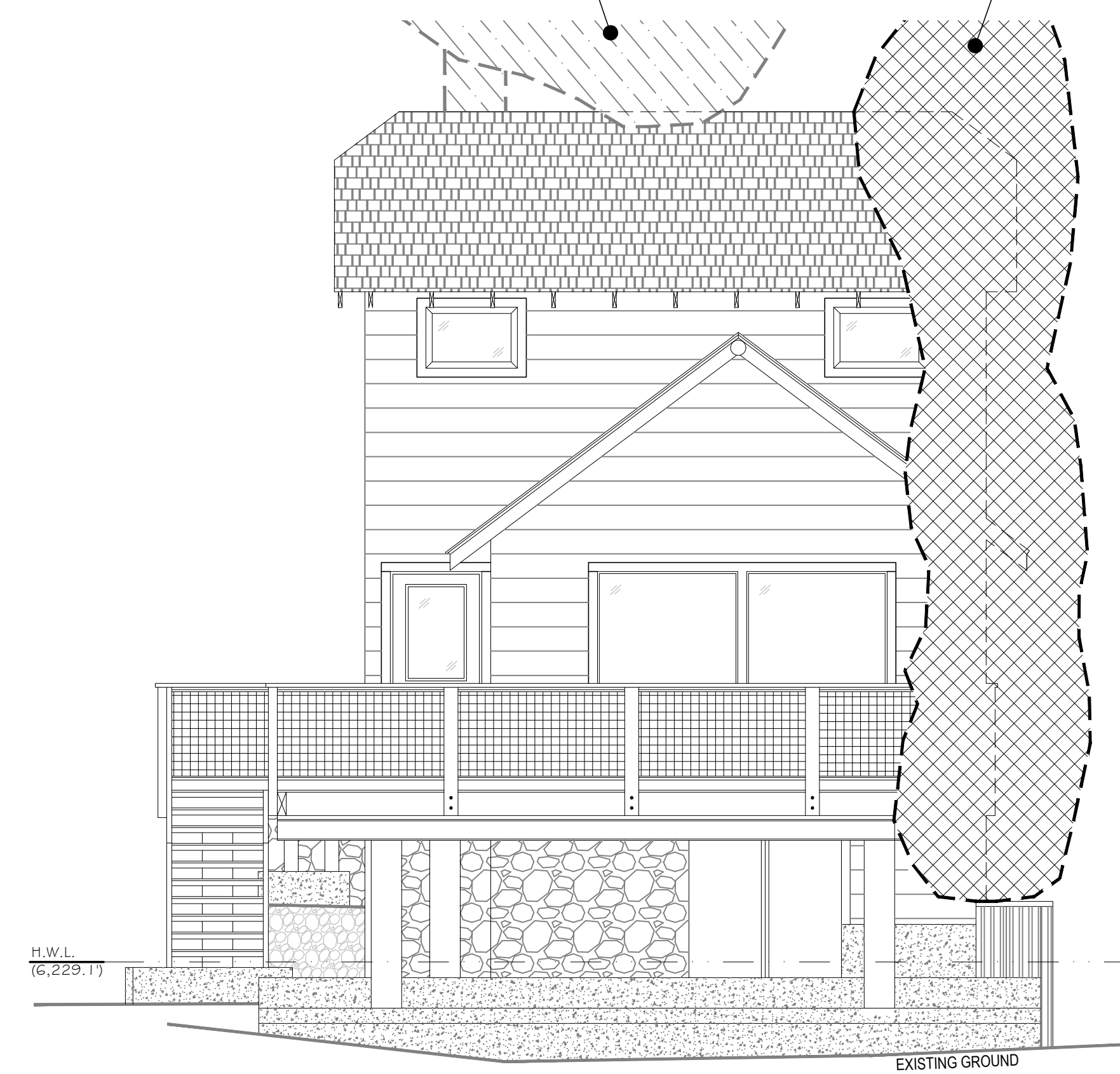


EXISTING VISIBLE AREA	
TOTAL PERIMETER	121 LF
VISIBLE PERIMETER	117 LF
LAKEFRONT FACADE	644 SF
SCREENED AREA	1.5 SF
VISIBLE AREA	642.5 SF

**EXISTING VISIBLE AREA**  
 APN: 090-231-015 (CORNELL)  
 (SCALE: 1/4" = 1'-0")

EXISTING VEGETATION DIGITIZED FROM TRPA  
 APPROVED SCENIC VANTAGE POINT PHOTO.

PROPOSED SCREENING  
 PER LANDSCAPE PLANS (TYP.)

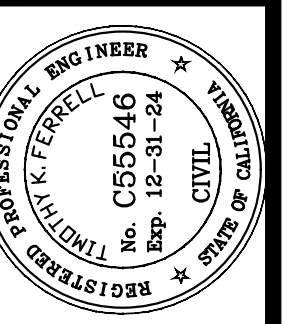


PROPOSED VISIBLE AREA	
TOTAL PERIMETER	121 LF
VISIBLE PERIMETER	82 LF
LAKEFRONT FACADE	644 SF
SCREENED AREA	75.5 SF
VISIBLE AREA	568.5 SF

**PROPOSED VISIBLE AREA**  
 APN: 090-231-015 (CORNELL)  
 (SCALE: 1/4" = 1'-0")

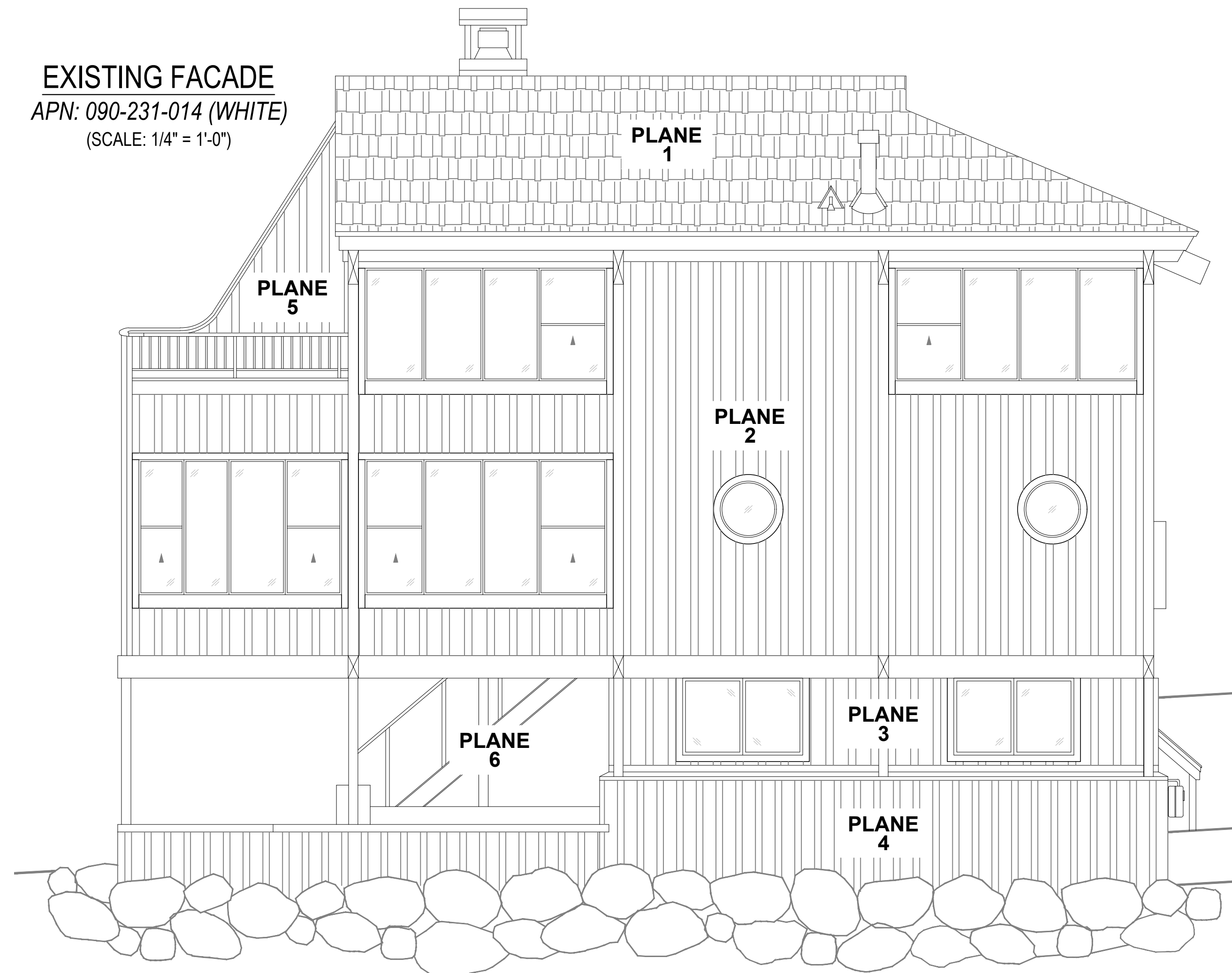
REV.	DATE	DESCRIPTION	APPROVED DATE
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4			

COMP.: ECE DESIGN: HEG  
 DRWN: HEG PROJEN.: TKF  
 WORK ORDER:  
 SCALE: 1/4" = 1'-0"  
 HORIZONTAL:  
 VERTICAL:  
 CAD:  
 DATE: MARCH 16, 2023



CORNELL SCENIC EXHIBIT  
 CHIPMUNK MULTIPLE-USE PIER PROJECT  
 APN: 090-231-015/014/039/038  
 95, 99, 105, 111 CHIPMUNK ST. KINGS BEACH, CA

**EXISTING FACADE**  
 APN: 090-231-014 (WHITE)  
 (SCALE: 1/4" = 1'-0")



EXISTING LAKEFRONT FACADE	
GLASS:	242 SF
COMPOSITE SHINGLE ROOF:	262 SF
STEEL SHEET PILE:	258 SF
BLACK ALUMINUM WINDOWS TRIM:	30 SF
HORIZONTAL SIDING:	699 SF
RED WINDOW TRIM:	64 SF
STEPS & BROWN TREX DECK:	86 SF
<b>TOTAL RESIDENCE FACADE</b>	<b>1,641 SF</b>

**EXISTING VISIBLE AREA**  
 APN: 090-231-014 (WHITE)  
 (SCALE: 1/4" = 1'-0")



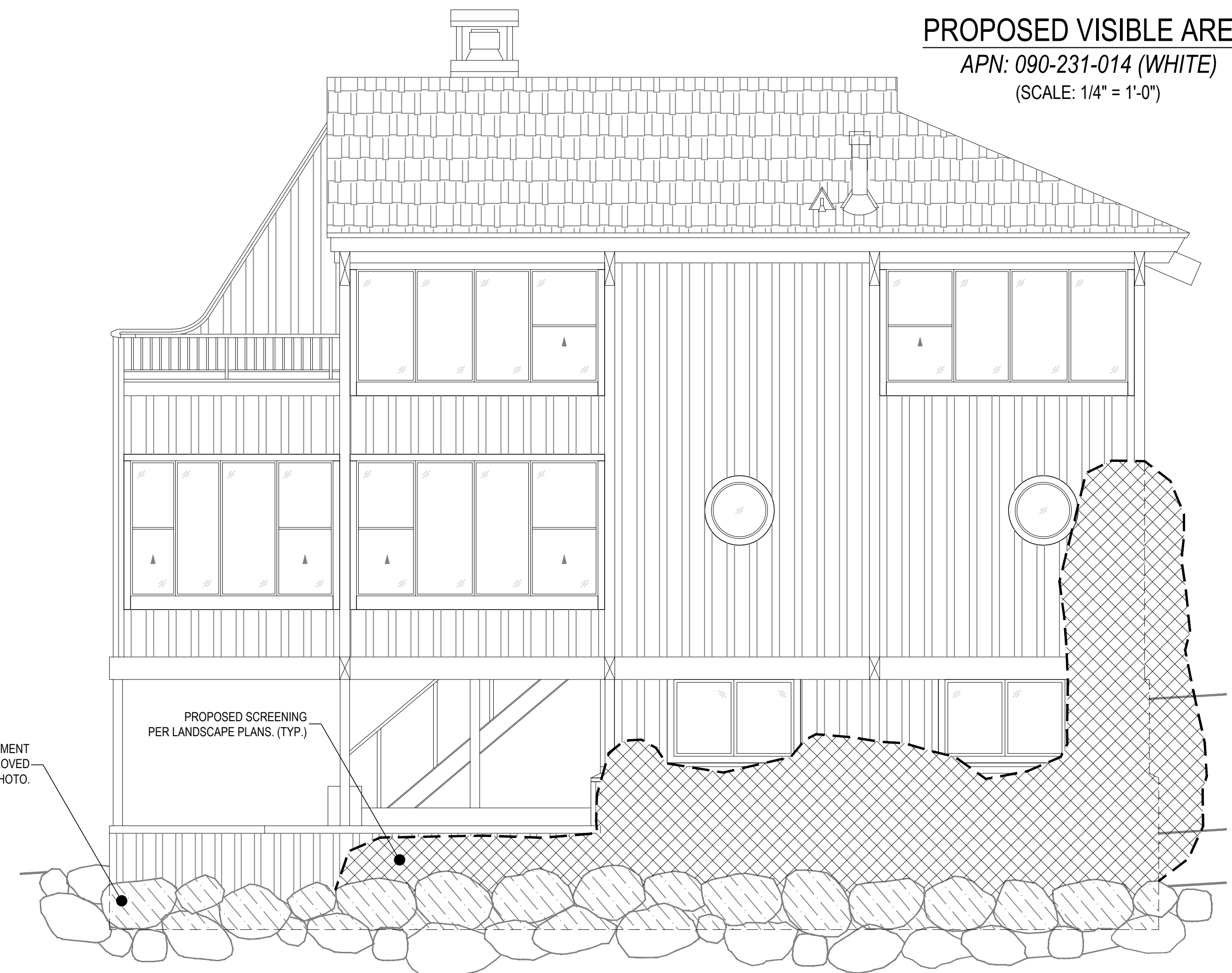
EXISTING VISIBLE AREA	
TOTAL PERIMETER	177 LF
VISIBLE PERIMETER	126 LF
LAKEFRONT FACADE	1,641 SF
SCREENED AREA	101 SF
VISIBLE AREA	1,540 SF

PROPOSED VISIBLE AREA	
TOTAL PERIMETER	177 LF
VISIBLE PERIMETER	107 LF
LAKEFRONT FACADE	1,641 SF
SCREENED AREA	303 SF
VISIBLE AREA	1,338 SF

EXISTING ROCK REVETMENT  
 DIGITIZED FROM TRPA APPROVED  
 SCENIC VANTAGE POINT PHOTO.

EXISTING ROCK REVETMENT  
 DIGITIZED FROM TRPA APPROVED  
 SCENIC VANTAGE POINT PHOTO.

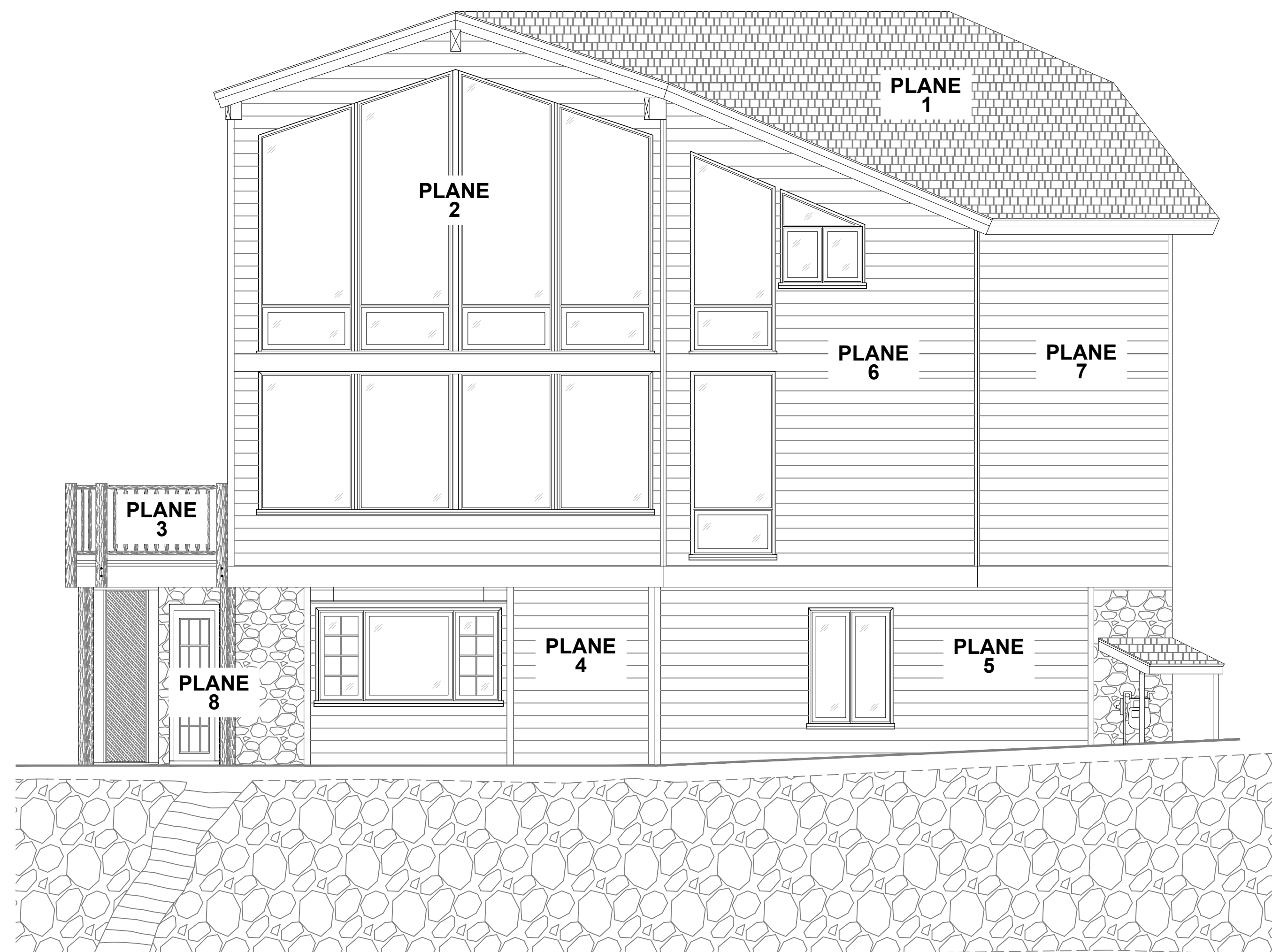
**PROPOSED VISIBLE AREA**  
 APN: 090-231-014 (WHITE)  
 (SCALE: 1/4" = 1'-0")



PROPOSED SCREENING  
 PER LANDSCAPE PLANS. (TYP.)

COMP.: ECE	DESIGN: HBG	APPROVED DATE
DRWN: HBG	PRJ. ENG.: TKF	
WORK ORDER:		
SCALE: 1/4" = 1'-0"		
HORIZONTAL:		
VERTICAL:		
CAD:		
DATE: MARCH 16, 2023		
<p>CA #C 55546 NV #12927          P.O. Box 381, Tahoe Vista, CA 96148          ferrell@ferrell.com</p>		
<p><b>Ferrell Engineering</b>          Civil Engineering</p>		
<p>REGISTRATION BOARD FOR REGISTERED PROFESSIONAL ENGINEERS          No. C65546          Exp. 12-31-24          CIVIL</p>		
<p>WHITE SCENIC EXHIBIT          CHIPMUNK MULTIPLE-USE PIER PROJECT          A.P.N.: 090-231-014/039/038          95, 99, 105, 111 CHIPMUNK ST. KINGS BEACH, CA</p>		
<p>A2</p>		





EXISTING LAKEFRONT FACADE	
GLASS:	346 SF
COMPOSITE SHINGLE ROOF:	159 SF
STONE WAINSCOTING:	49 SF
GREEN ALUMINUM WINDOWS TRIM:	45 SF
HORIZONTAL CEDAR SIDING:	844 SF
<b>TOTAL RESIDENCE FACADE</b>	<b>1,443 SF</b>

**EXISTING FACADE**  
 APN: 090-231-039 (RONNING)  
 (SCALE: 1/4" = 1'-0")

REV.	DATE	DESCRIPTION	APPROVED DATE

COMP.: ECE	DESIGN: HEG	DATE: MARCH 16, 2023
DRWN: HEG	PLJENG.: TKF	
WORK ORDER:		
SCALE: 1/4" = 1'-0"		
HORIZONTAL:		
VERTICAL:		
CAD:		

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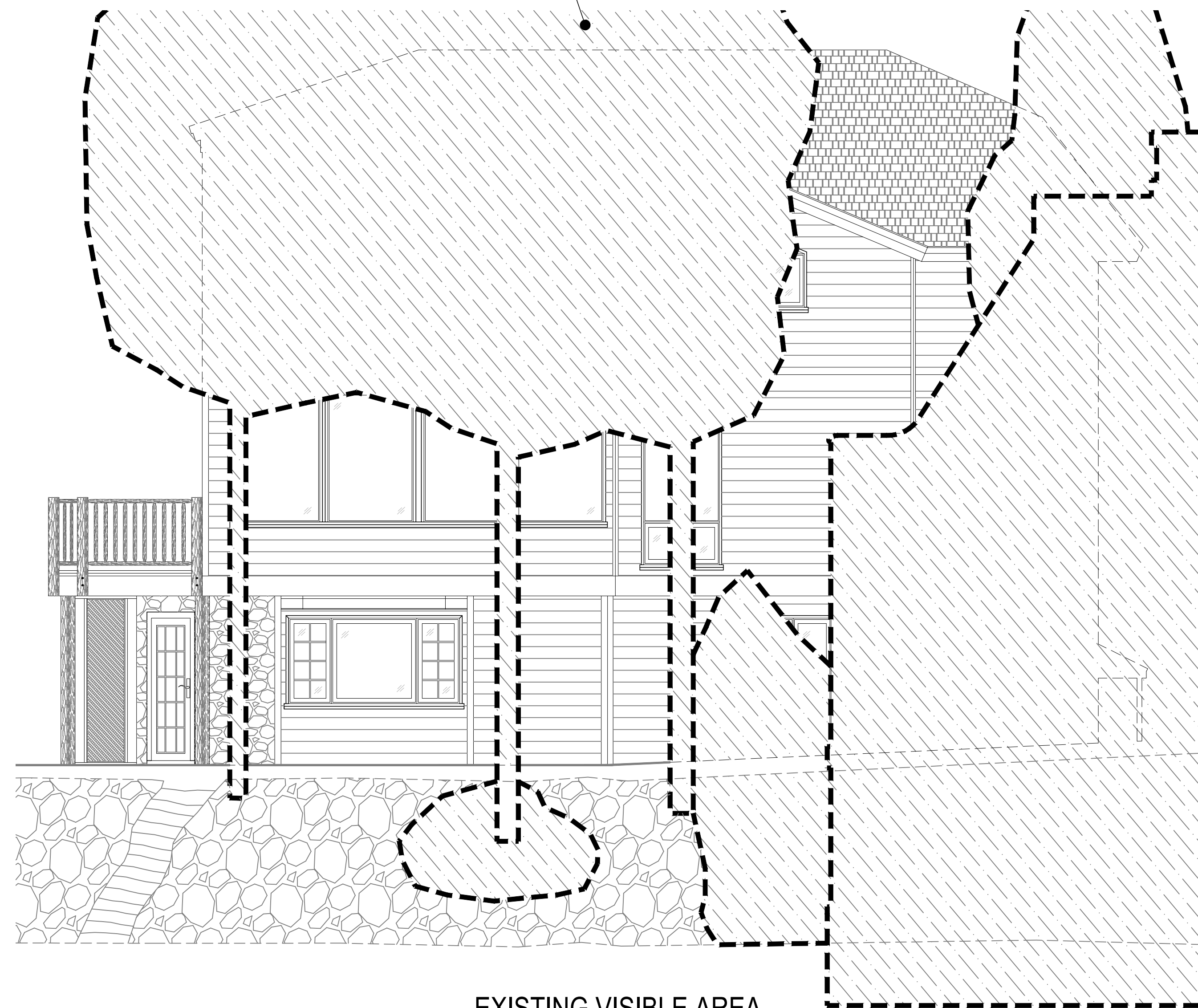
  

REGISTERED PROFESSIONAL ENGINEER  
 No. C55546  
 Exp. 12-31-24  
 CIVIL  
 STATE OF CALIFORNIA

RONNING EXISTING FACADE EXHIBIT  
 CHIPMUNK MULTIPLE-USE PIER PROJECT  
 95, 99, 105, 111 CHIPMUNK ST. KINGS BEACH, CA  
 A.P.N.: 090-231-015/014/039/038

EXISTING VEGETATION DIGITIZED FROM TRPA  
APPROVED SCENIC VANTAGE POINT PHOTO.



**EXISTING VISIBLE AREA**  
APN: 090-231-039 (RONNING)  
(SCALE: 1/4" = 1'-0")

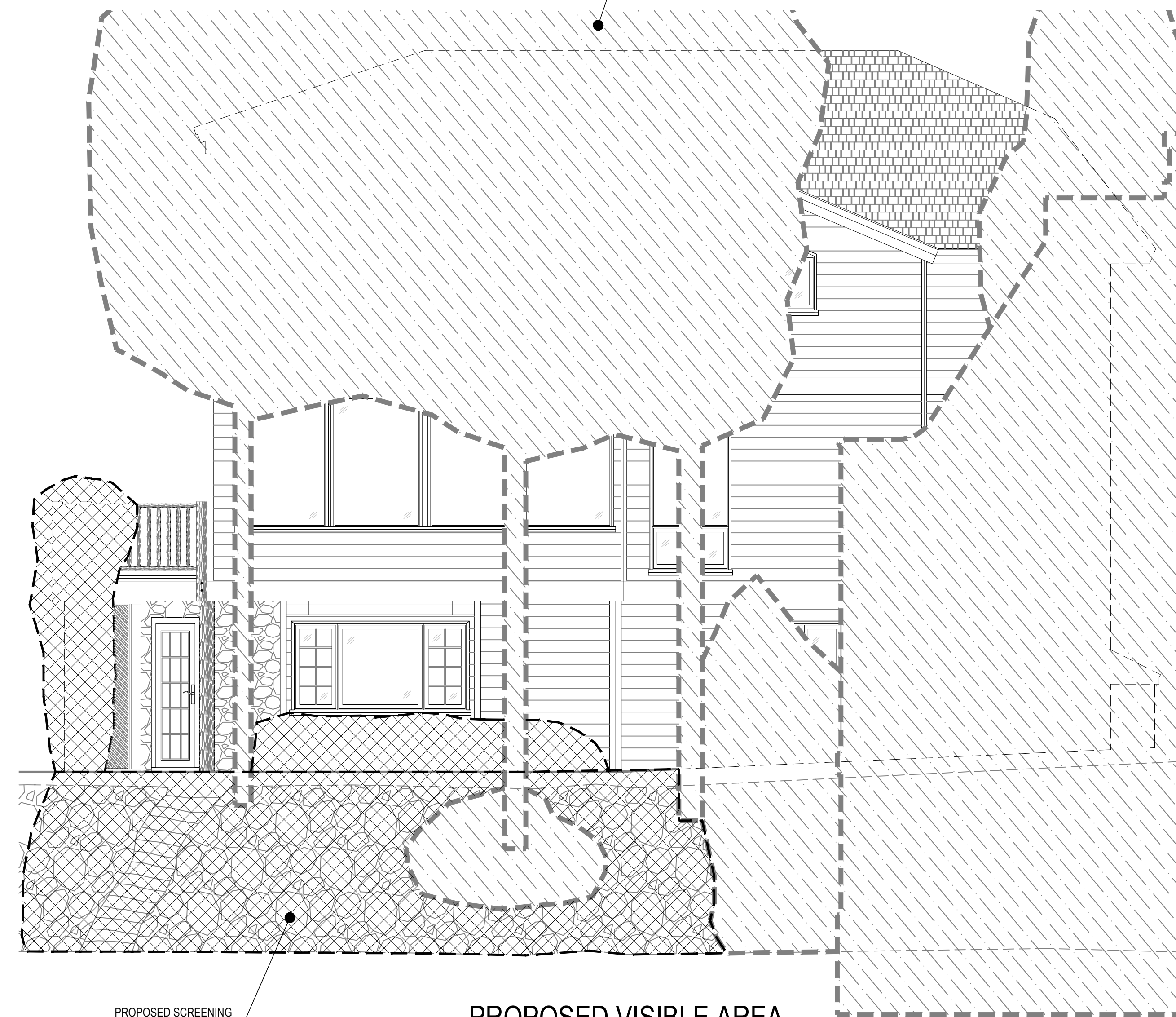
**(E) VISIBLE AREA-RESIDENCE**

TOTAL PERIMETER	171 LF
VISIBLE PERIMETER	63 LF
LAKEFRONT FACADE	1,443 SF
SCREENED AREA	830 SF
VISIBLE AREA	613 SF

**(E) VISIBLE AREA-ROCK WALL**

TOTAL PERIMETER	116 LF
VISIBLE PERIMETER	64 LF
LAKEFRONT FACADE	399 SF
SCREENED AREA	207 SF
VISIBLE AREA	192 SF

EXISTING VEGETATION DIGITIZED FROM TRPA  
APPROVED SCENIC VANTAGE POINT PHOTO.



**PROPOSED VISIBLE AREA**  
APN: 090-231-039 (RONNING)  
(SCALE: 1/4" = 1'-0")

**(P) VISIBLE AREA-RESIDENCE**

TOTAL PERIMETER	171 LF
VISIBLE PERIMETER	18 LF
LAKEFRONT FACADE	1,443 SF
SCREENED AREA	900 SF
VISIBLE AREA	543 SF

**(P) VISIBLE AREA-ROCK WALL**

TOTAL PERIMETER	116 LF
VISIBLE PERIMETER	0 LF
LAKEFRONT FACADE	399 SF
SCREENED AREA	399 SF
VISIBLE AREA	0 SF

COMP.: ECE	DESIGN: HEG	DESIGN: HEG	DATE
DRWN: HEG	PRJ.ENG.: TKF	PRJ.ENG.: TKF	APPROVED DATE
WORK ORDER:	SCALE: 1/4" = 1'-0"	HORIZONTAL:	REV. DATE
	VERTICAL:	CAD:	DESCRIPTION
			DATE
			APPROVED DATE

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P.O. Box 381, Talon Vista, CA 96148  
ferrell@fcivil.com

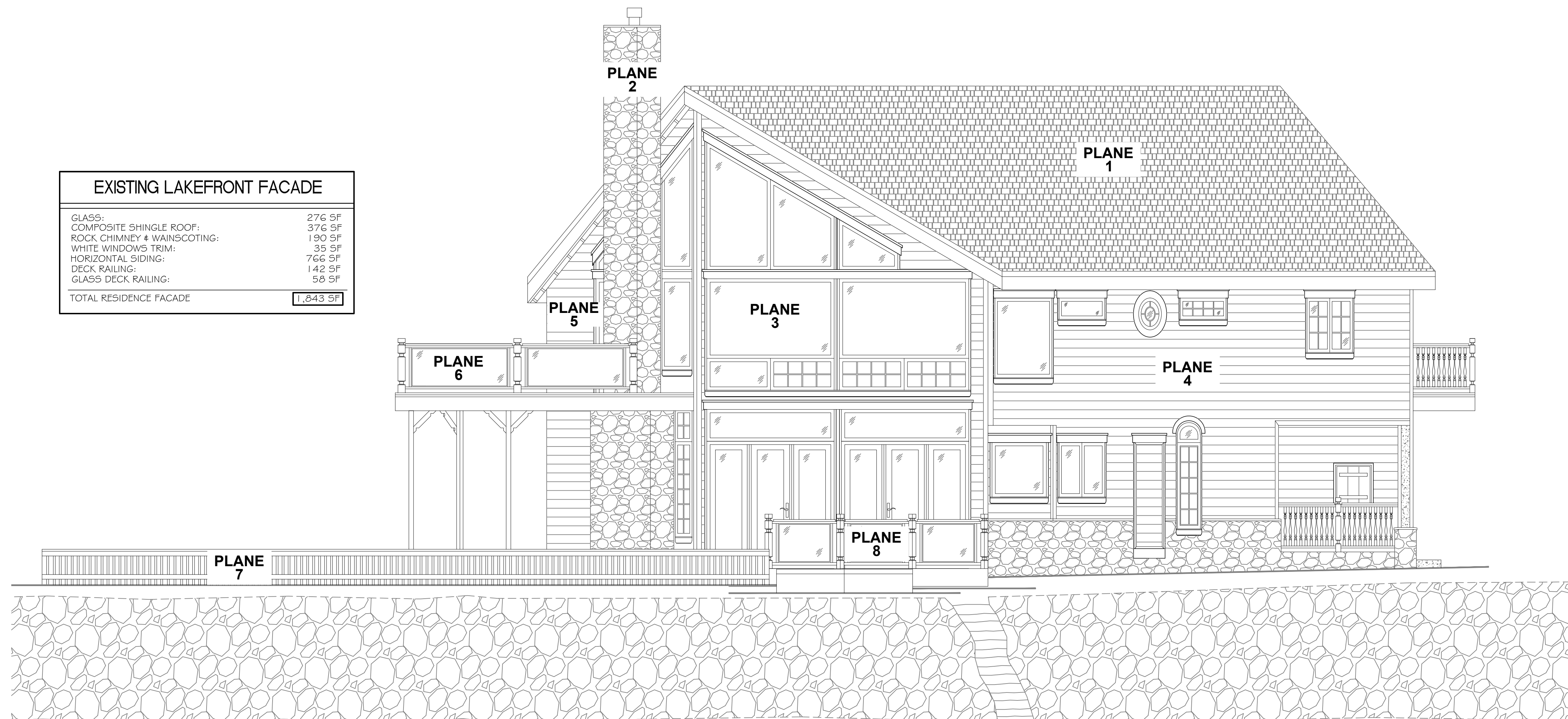
**Ferrell Civil Engineering**  
No. C55546  
Exp. 12-31-24  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
STATE OF CALIFORNIA

RONNING SCENIC EXHIBIT  
CHIPMUNK MULTIPLE-USE PIER PROJECT  
A.P.N.: 090-231-039/014/039/038  
95, 99, 105, 111 CHIPMUNK ST.  
KINGS BEACH, CA

A3.2

CONSSENT CALENDAR ITEM NO. 6

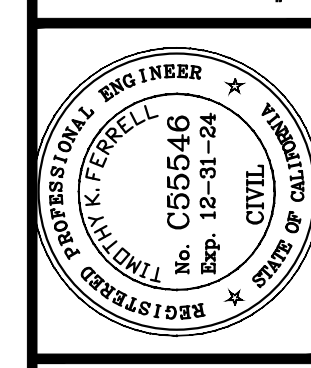
EXISTING LAKEFRONT FACADE	
GLASS:	276 SF
COMPOSITE SHINGLE ROOF:	376 SF
ROCK CHIMNEY & WAINSCOTING:	190 SF
WHITE WINDOWS TRIM:	35 SF
HORIZONTAL SIDING:	766 SF
DECK RAILING:	142 SF
GLASS DECK RAILING:	58 SF
TOTAL RESIDENCE FACADE	1,843 SF



EXISTING FACADE  
 APN: 090-231-038 (BLEY)  
 (SCALE: 1/4" = 1'-0")

REV.	DATE	DESCRIPTION	APPROVED	DATE

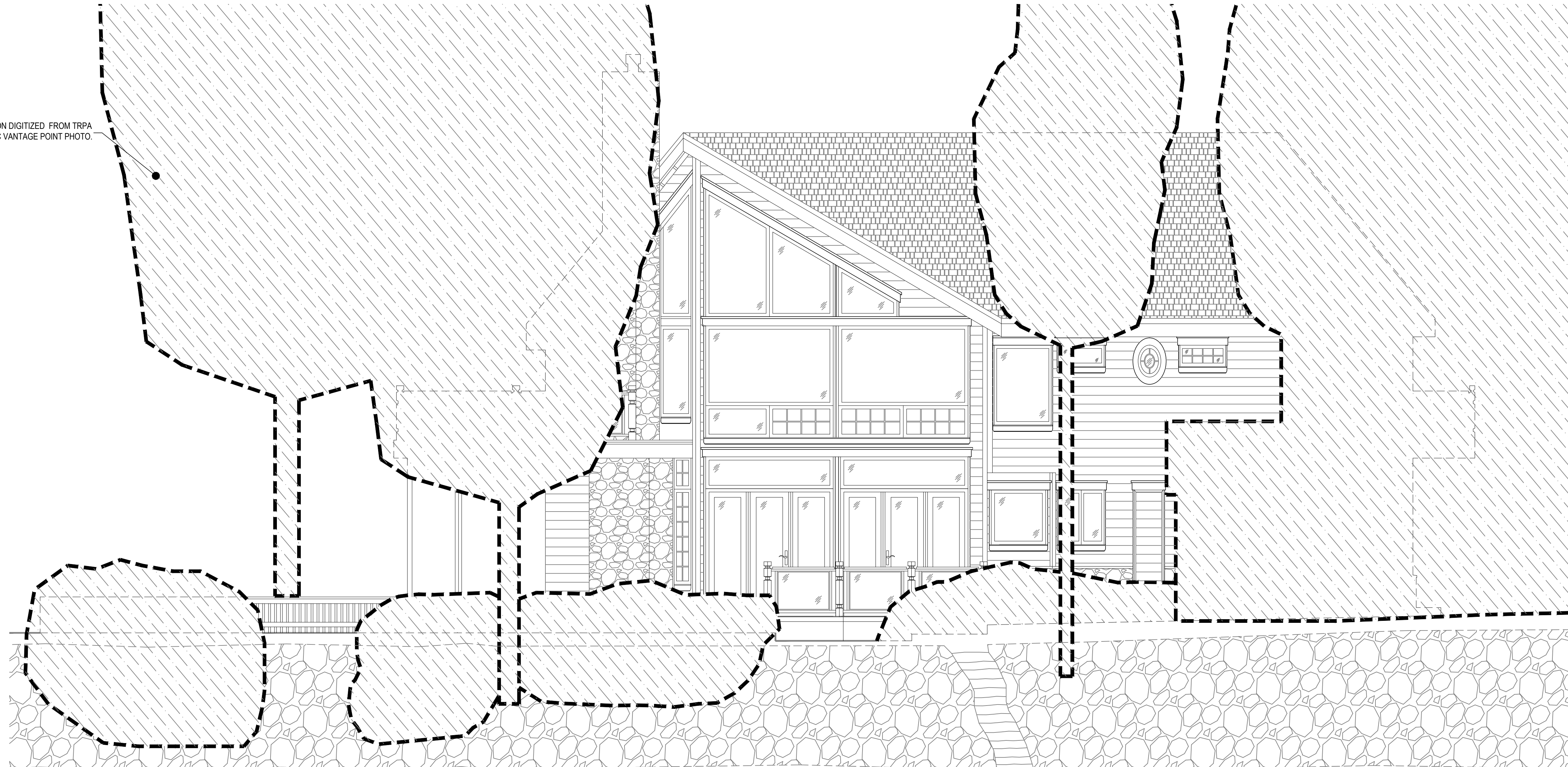
COMP.: ECE DESIGN: HEG  
 DRWN: HEG PROJEN.: TKF  
 WORK ORDER:  
 SCALE: 1/4" = 1'-0"  
 HORIZONTAL:  
 VERTICAL:  
 CAD:  
 DATE: MARCH 16, 2023



BLEY EXISTING FACADE EXHIBIT  
 CHIPMUNK MULTIPLE-USE PIER PROJECT  
 95, 99, 105, 111 CHIPMUNK ST. KINGS BEACH, CA  
 A.P.N.: 090-231-015/014/039/038



EXISTING VEGETATION DIGITIZED FROM TRPA  
APPROVED SCENIC VANTAGE POINT PHOTO.



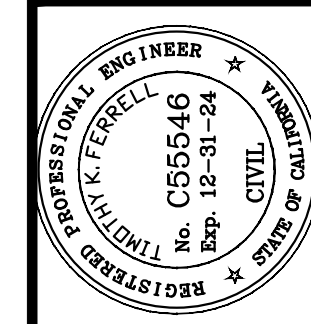
**EXISTING VISIBLE AREA**  
APN: 090-231-038 (BLEY)  
(SCALE: 1/4" = 1'-0")

(E) VISIBLE AREA-RESIDENCE	
TOTAL PERIMETER	262 LF
VISIBLE PERIMETER	61 LF
LAKEFRONT FACADE	1,843 SF
SCREENED AREA	821 SF
VISIBLE AREA	1,022 SF

(E) VISIBLE AREA-ROCK WALL	
TOTAL PERIMETER	194 LF
VISIBLE PERIMETER	152 LF
LAKEFRONT FACADE	688 SF
SCREENED AREA	192 SF
VISIBLE AREA	496 SF

COMP.: ECE	DESIGN: HEG	REV. 1	DATE	APPROVED DATE
DRWN: HEG	PROJ. ENG.: TKF	2		
WORK ORDER:		3		
SCALE: 1/4" = 1'-0"		4		
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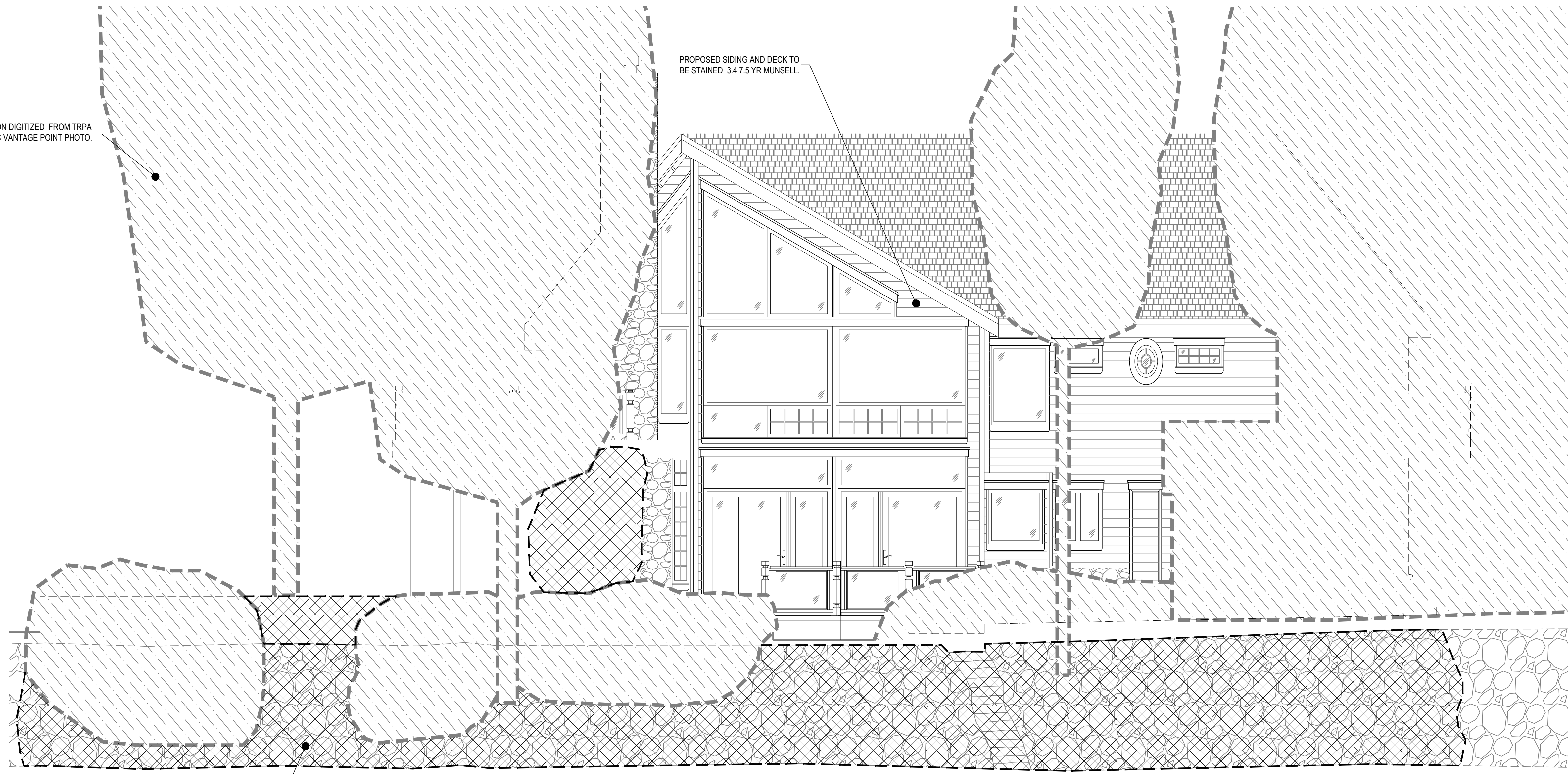
**Ferrell Civil Engineering**  
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 P.O. Box 381, Talon Vista, CA 96148  
 ferrell@fcivil.com  
 ph: 530.548.2752  
 fax: 530.548.4489  
 DATE: MARCH 16, 2023



BLEY EXISTING VISIBLE AREA EXHIBIT  
 CHIPMUNK MULTIPLE-USE PIER PROJECT  
 APN: 090-231-014/039/038  
 95, 99, 105, 111 CHIPMUNK ST. KINGS BEACH, CA



EXISTING VEGETATION DIGITIZED FROM TRPA APPROVED SCENIC VANTAGE POINT PHOTO.



PROPOSED SCREENING PER LANDSCAPE PLANS (TYP.)

**PROPOSED VISIBLE AREA**  
 APN: 090-231-038 (BLEY)  
 (SCALE: 1/4" = 1'-0")

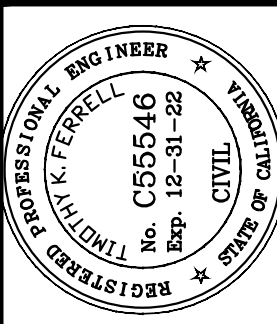
(P) VISIBLE AREA-RESIDENCE	
TOTAL PERIMETER	262 LF
VISIBLE PERIMETER	46 LF
LAKEFRONT FACADE	1,843 SF
SCREENED AREA	887.5 SF
VISIBLE AREA	955.5 SF

(P) VISIBLE AREA-ROCK WALL	
TOTAL PERIMETER	194 LF
VISIBLE PERIMETER	0 LF
LAKEFRONT FACADE	688 SF
SCREENED AREA	688 SF
VISIBLE AREA	0 SF

REV.	DATE	DESCRIPTION	APPROVED DATE
1			
2			
3			
4			

COMP.: ECE DESIGN: HEG  
 DRWN: HEG PROJEN.: TKF  
 WORK ORDER:  
 SCALE: 1/4" = 1'-0"  
 HORIZONTAL:  
 VERTICAL:  
 CAD: DATE: MARCH 16, 2023

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BLEY PROPOSED VISIBLE AREA EXHIBIT  
 CHIPMUNK MULTIPLE-USE PIER PROJECT  
 APN: 090-231-015/014/039/038  
 95, 99, 105, 111 CHIPMUNK ST. KINGS BEACH, CA