



TRPA

Governing Board

Pond/Oliver/Howard New Multiple-
Parcel/Multiple-Use Pier

GB Consent Agenda

July 26, 2023

Pond/Oliver/Howard
New Multiple-Parcel/Multiple-Use Pier
GB Consent Agenda

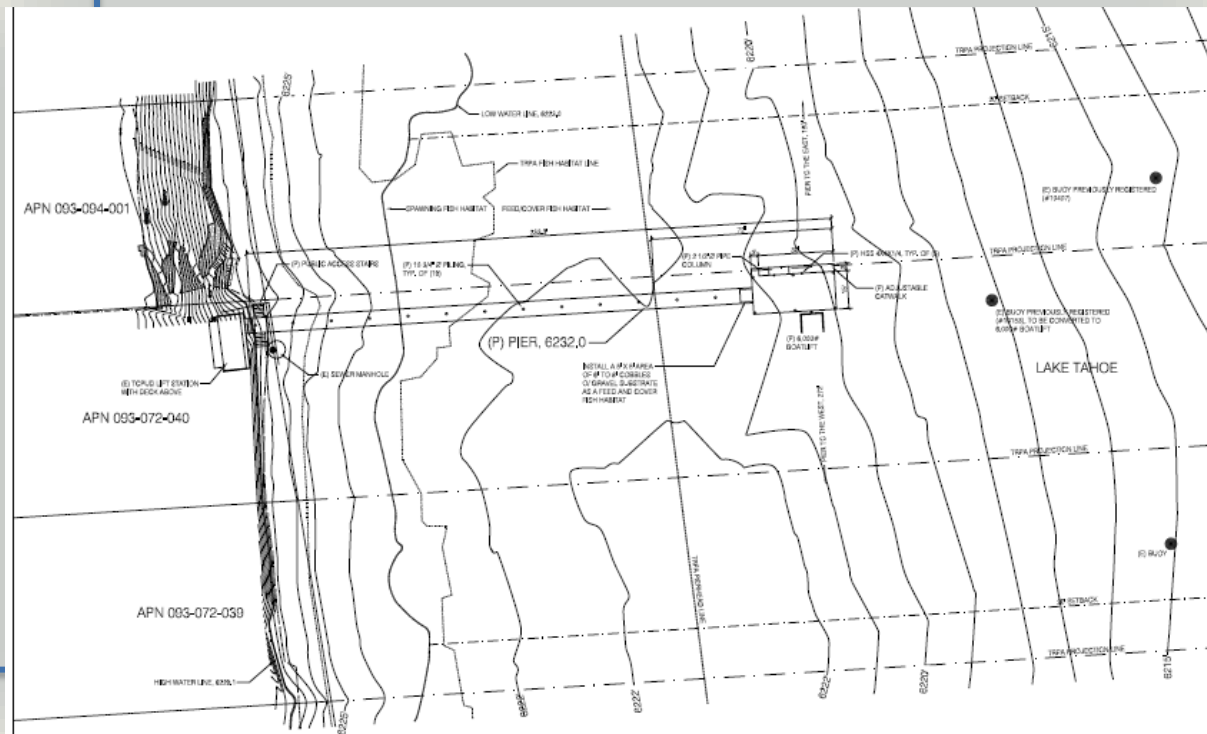


3230, 3240, & 3250 Edgewater Drive, Placer County, California



Pond/Oliver/Howard New Multiple-Parcel/Multiple-Use Pier GB Consent Agenda

- Pier will serve 3 parcels
- Meets all location, development, and design standards
 - length ✓
 - width ✓
 - setbacks ✓
 - scenic massing ✓
 - development potential retired ✓
 - fish habitat ✓
 - littoral impacts ✓



Pond/Oliver/Howard New Multiple-Parcel/Multiple-Use Pier

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Attachment C
Pond Multiple Use Pier Conformance Review Table

Table 1: Pier Conformance Review Under 2018 Shorezone Code

Standard	2018 Shorezone Code	Proposed Pier	Conformance
Streams	Outside of Stream Mouth Protection Zone (SMPZ)	1.15 mile away from the nearest SMPZ located at Burton Creek	In conformance
Fish Habitat	Mitigation at 1:1 for feed/cover fish habitat and mitigation at 1.5 to 1 for spawning fish habitat	Restore fish habitat adjacent to project, mitigation of \$14,160 for additional 236 linear feet of pier length	In conformance
Length	Pierhead may extend 30 feet past 6219 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	236, extends 72 feet past the TRPA pierhead line	In conformance
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	In Conformance
Width	Maximum 15' wide excluding catwalks	15' with one (1) 3-foot by 30-foot catwalk.	In conformance
Catwalk	Maximum of 3' by 30'	(1) 3' x 30'	In conformance
Boatlift	One boat lift per littoral parcel (max. 4)	One (1) 6,000 pound boatlift	In conformance
Pier Height	6,232' maximum	6,232'	In conformance
Free Flowing Water	Piers required to be floating or have an open piling foundation	Open piling foundation (90%)	In conformance
Superstructures (Boat House)	Prohibited	NA	In conformance

Colors & Materials	Dark colors that blend with background	Brown decking, flat black structural components	In conformance
Visual Mass Limitation	460 sf of visible mass allowed for piers serving 3 or more primary residential littoral parcels (does not include accessory structures such as boatlifts, boats, handrails, and ladders).	286.3 square feet	In conformance
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 mass for each of the three parcels.	In conformance
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.	In conformance

Pond/Oliver/Howard New Multiple-
Parcel/Multiple-Use Pier - Staff

Recommendations

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- Approval of findings
- Approval of project subject to draft permit



Pond/Oliver/Howard New Multiple-
Parcel/Multiple-Use Pier - Questions
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Contact Tiffany Good, Permitting Program Manager

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Pond/Oliver/Howard New Multiple-
Parcel Pier - Public Comment

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Pond/Oliver/Howard New Multiple-
Parcel/Multiple-Use Pier - Governing
Board Deliberation & Action

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Pond/Oliver/Howard New Multiple-
Parcel/Multiple-Use Pier – Motions

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