



STAFF REPORT

Date: July 19, 2023

To: TRPA Governing Board

From: TRPA Staff

Subject: New Multiple-Parcel/Multiple-Use Pier, 3230/3240/3250 Edgewater Drive, Placer County, California, Assessor's Parcel Numbers (APNs) 093-072-039/-040 & 093-094-001, TRPA File Number ERSP2022-0034

Summary and Staff Recommendation:

A new multiple-parcel/multiple-use pier is proposed to serve three littoral parcels located at 3230, 3240, and 3250 Edgewater Drive, Placer County, California. The proposed pier will extend 236 feet from the High Water Line elevation of 6,229.1, Lake Tahoe Datum, to approximately 72 feet past the TRPA pierhead line. The pier includes one 6,000-pound boatlift and one 3-foot by 30-foot catwalk located at the pierhead. The boatlift will be the result of the conversion of one legally existing buoy. The pierhead will be 15 feet wide. The pier will extend from an existing deck that covers the TCPUD lift station on the shoreline. The proposed pier complies with development and location standards for multiple-parcel piers serving three 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 record:

- 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 June 15, 2023. As of the date of that meeting, none of the agencies with jurisdiction had received an application for the new pier.

Project Description/Background:

The project applicants received an allocation for a new multiple-parcel pier as a result of the multiple-parcel prioritization criteria (PREC2021-0857) during the 2021 new pier allocation distribution. The proposed pier will be constructed to multiple-use pier standards. The new multiple-parcel pier will serve

three littoral parcels located at 3230, 3240, and 3250 Edgewater Drive in Tahoe City, California. There is a single family dwelling on each of the three parcels. Existing shorezone development for the project area includes a total of four moorings:

APN 093-072-039: two mooring buoys
APN 093-072-040: two mooring buoys
APN 093-094-001: two mooring buoys

The pier complies with all development and location standards for a multiple-parcel pier serving three parcels. The proposed project is located within the Placer County Tahoe Basin Area Plan –Dollar Point subdistrict, where piers and buoys are allowed accessory structures in Shorezone Tolerance District 4.

Recognition of a Multiple-Parcel/Multiple-Use 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 three parcels will be deed restricted to 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 16, Lake Forest, which is not in attainment with the TRPA Scenic Threshold. Up to 460 square feet of visible mass is allowed for multiple-parcel/use piers serving three 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 286.3 square feet which counts towards the 460 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, including accessory

structures, of 387 square feet. This means that 774 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 proposes to meet a Composite Scenic Score of 25 by adding perimeter screening at both 3230 and 3250 Edgewater Drive and by painting some building components darker colors at 3250 Edgewater Drive. Visible mass associated with the pier will be mitigated by utilizing remaining allowable visible mass associated with the project area composite contrast rating score of 25. The three properties will be deed restricted for scenic purposes.

- B. Fish Habitat: This property is located in both spawning and feed and cover fish habitat. The new pier will have 18 new pilings resulting in approximately 12.5 square feet of new lake bottom disturbance. The project will mitigate the additional lake bottom disturbance at a 1.5 to 1 ratio (minimum) by placing 25 square feet of spawning gravels and cobble adjacent to the mapped spawning habitat portion of the project area. The pier will be constructed using an open piling methodology, resulting in a pier that is 90 percent open.

As required by Article 10: *Miscellaneous* of the TRPA Rules of Procedure Section 10.8.E.4.a.i, 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 \$14,160 for the construction of 236 additional feet of pier length (refer to Attachment B – Draft Permit).

As required by Article 10: *Miscellaneous* of the TRPA Rules of Procedure Section 10.8.E.4.a.iii, which requires a \$600.00 to additions to piers per application 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 \$600.00 for the addition of a boatlift (refer to Attachment B – Draft Permit).

- C. 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 three parcels associated with the project area will be deed restricted against future shorezone development and limited to one pier.
- D. Setbacks: TRPA Code, Section 84.4.3.B, requires that new piers comply with a 40 foot setback from all other piers as measured from the pierhead and 20 feet from the outer-most parcel boundary projection lines associated with the project area. The proposed pier complies with these setback requirements.
- E. 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 new pier, extends 72 feet beyond the TRPA pierhead line, which is the limiting factor for determining pier length.
- F. Access to HOA: This property is within the Dollar Point HOA. The parcels would not be eligible for single parcel piers but are eligible for multiple parcel pier.

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 (fisheries and scenic). Additionally, the property would be deed restricted limiting the four subject properties to one shared pier. The IEC is provided as Attachment D.

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 Tiffany Good, Principal Planner, at (775) 589-5283 or tgood@trpa.gov.

Attachments:

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

Attachment A
Required Findings/Rationale

Attachment A

Required Findings/Rationale Oliver/Pond/Howard New Multiple-Parcel Pier Construction

Required Findings: The following is a list of the required findings as set forth in Chapter 4, 80, 82, and 84 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 – Dollar Point 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 at <https://parcels.laketahoeinfo.org/Parcel/Detail/093-072-040>

- (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, Lahontan Regional Water Quality Board, 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. The site is mapped as suitable habitat for the Sierra Nevada yellow-legged frog. The proposed pier will not have an additional, adverse impact on suitable Sierra Nevada yellow-legged frog because the shorezone and upland areas in the immediate vicinity are already developed. There is existing, permitted access to the shoreline where the pier will begin, and therefore there will be no further detriment to backshore stability.

- (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 3230, 3240, and 3250 Edgewater Drive in Tahoe City, California.

- (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.

The project area has access to the Dollar Point HOA shorezone facilities, which means that the parcels served by the HOA are not eligible for single parcel piers and are only eligible for multiple parcel piers. As such there are relatively few piers in the immediate vicinity. The closest pier to the west is 280 feet and three parcels away. The closest pier to the east is 197 feet and three parcels away. According to TRPA maps, the proposed pier would extend further out into the lake by 65 feet to 85 feet compared to the nearest adjacent piers, but would comply with the development standards for multiple parcel piers serving three residential littoral parcels. Because of this, TRPA finds that the project compatible with existing shorezone/lakezone structures in the immediate vicinity of the project area.

- (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.

There is a Tahoe City Public Utility District (TCPUD) sewer easement that runs through the property, parallel to the lake. The TCPUD has worked with the applicant to locate lines for the shoreline revetment project (TRPA file number ERSP2021-1814, approved by TRPA Hearing Officer May 11, 2023) that will occur ahead of pier construction, both on 3420 Edgewater Drive. In working with TCPUD, precautions are being taken to ensure that the sewer laterals and lift station are not impacted by pier construction.

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

For pier construction, primary access will be via a barge or amphibious vehicle. Caissons will be installed around the new piling locations. The pilings will then be driven into the lakebed until refusal. Decking will then be installed atop the structure allowing for construction of the lighting and adjustable catwalks. Storage and staging of pier construction materials will be stored on the barge, and no construction equipment or materials will occur on the shoreline. 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 72 feet beyond the pierhead line and in accordance with the length limitations provided in TRPA code, Section 84.4.3.C.2.a. Further, the pier will not extend in front of any adjacent parcels. The proposed pier will sit a minimum of forty feet from any neighboring piers. 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 June 15, 2023 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, Lahontan Regional Water Quality Board, Tahoe City Public Utility District, and Placer County.

3. Chapter 83 Shorezone Tolerance Districts and Development Standards:

- (a) Permitted development or continued use may be conditioned upon installation and maintenance of vegetation to stabilize backshore areas and protect eroding cliffs from accelerated erosion.

The proposed project is located in Shorezone Tolerance District 4, which is characterized by volcanic rock shorelines with moderate potential for erosion. The potential increases where colluvium of volcanic debris is present and stoney, sandy loams lie on 15 to 30 percent slopes; on morainic debris shorezones with high erosion potential above the shoreline; and alluvial shorezones where the shoreline is characterized by steep, crumbling cliffs with continuing erosion problems. The proposed pier will extend from the existing deck that covers the TCPUD lift station, as approved by TCPUD. There is existing access to the deck, and therefore the pier. Therefore, the impacts to the shoreline will be temporary and managed with temporary construction BMPs. Additional, permanent disturbance is not anticipated to occur as a result of the pier project.

- (b) Projects shall not be permitted in the backshore unless TRPA finds that such project is unlikely to require the cliff area to be mechanically stabilized or that the project will not accelerate cliff crumbling, beach loss, or erosion.

Due to the minimal disturbance to the backshore as a result of pier construction, and the general makeup of the shoreline, TRPA finds that this project is unlikely to accelerate or initiate backshore erosion. The proposed pier will extend from the existing deck that covers the TCPUD lift station, as approved by TCPUD. There is existing access to the deck, and therefore the pier. Therefore, the impacts to the shoreline will be temporary and managed with temporary construction BMPs. Additional, permanent disturbance is not anticipated to occur as a result of the pier project.

- (c) Access to the shoreline shall be restricted to stabilized access ways which minimize the impact to the backshore.

There is an existing boulder pathway that facilitates access to the pump station deck, and therefore the pier. Because of the existing infrastructure that exists on the property where the pier will be located, TRPA finds that the impact to the backshore will be minimized.

- (d) Access to piers, floating platforms and boat ramps shall be designed to cause the least possible alteration to the backshore.

See findings 3(a), 3(b), and 3(c), above.

Attachment B
Draft Permit



**Attachment B
Conditional Permit**

PROJECT DESCRIPTION: New multiple-parcel/multiple-use pier
APNs: 093-072-039/-040 & 093-094-001
PERMITTEES: Barbara Oliver
Randall and Cynthia Pond
Nicholas Furchner
FILE #: ERSP2022-0034
COUNTY/LOCATION: Placer/3230, 3240, & 3250 Edgewater Drive

Having made the findings required by Agency ordinances and rules, the TRPA Governing Board approved the project on **July 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 **July 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

7/26/23
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 _____

(PERMIT CONTINUED ON NEXT PAGE)

APNs 093-072-039/-040 & 093-094-001

FILE NO. ERSP2022-0034

Excess Coverage Mitigation Fee (1): Amount \$ _____ Type Paid _____ Receipt No. _____

Excess Coverage Mitigation Fee (2): Amount \$ _____ Type Paid _____ Receipt No. _____

Excess Coverage Mitigation Fee (3): Amount \$ _____ Type Paid _____ Receipt No. _____

Project Security Posted (4): Amount \$ 10,000 Type Paid _____ Receipt No. _____

Security Administrative Fee (5): Amount \$ _____ Paid _____ Receipt No. _____

Shorezone Mitigation Fee (6): Amount \$ 14,160 Type Paid _____ Receipt No. _____

Shorezone Mitigation Fee (7): Amount \$ 600 Type Paid _____ Receipt No. _____

Notes:

- (1) Amount to be determined. See Special Condition 3.I, below.
- (2) Amount to be determined. See Special Condition 3.J, below.
- (3) Amount to be determined. See Special Condition 3.K, below.
- (4) See Special Condition 3.L, below.
- (5) Consult the TRPA filing fee schedule for the current security administration fee.
- (6) See Special Condition 3.M, below.
- (7) See Special Condition 3.M, below.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The Permittee has complied with all pre-construction conditions of approval as of this date 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 three littoral parcels located at 3230, 3240, and 3250 Edgewater Drive, Placer County, California. The proposed pier will extend 236 feet from the High Water Line elevation of 6,229.1, Lake Tahoe Datum, to approximately 72 feet past the TRPA pierhead line. The pier includes one 6,000-pound boatlift and one 3-foot by 30-foot catwalk located at the pierhead, as well as low level deck lighting on the pier deck. The boatlift will be the result of the conversion of one legally existing buoy. The pierhead will be 15 feet wide. The pier will extend from an existing deck that covers the TCPUD lift station on the shoreline. The proposed pier complies with development and location standards for multiple-parcel piers serving three littoral parcels and is consistent with TRPA Code of Ordinances chapters 80 through 85.

This property is located in both spawning and feed and cover fish habitat. The new pier will have 18 new pilings resulting in approximately 12.5 square feet of new lake bottom disturbance. The project will mitigate the additional lake bottom disturbance at a 1.5 to 1 ratio (minimum) by placing 25 square feet of spawning gravels and cobble adjacent to the mapped spawning habitat portion of the project area. The pier will be constructed using an open piling methodology, resulting in a pier that is 90 percent open.

The three parcels associated with the project area will be deed restricted to one shared pier. Once the permit has been acknowledged, the project area will include the following shorezone development:

APN 093-072-039 – two mooring buoys

APN 093-072-040 – one mooring buoy and one boatlift (converted from existing buoy)

APN 093-094-001 – two mooring buoys

All APNs: one multiple-parcel pier

The three 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 093-072-039: Composite Contrast Rating Score of 25

APN 093-072-040: Composite Contrast Rating Score of 26

APN 093-094-001: Composite Contrast Rating Score of 25

Project Area: Composite Contrast Rating Score of 25

The proposed project is located within Scenic Shoreline Unit 16, Lake Forest, which is not in attainment with the TRPA Scenic Threshold. Up to 460 square feet of visible mass is allowed for multiple-parcel/use piers serving three 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 286.3 square feet which counts towards the 460 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, including accessory structures, of 387 square feet. This means that 774 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 proposes to meet a Composite Scenic Score of 25 by adding perimeter screening at both 3230 and 3250 Edgewater Drive and by painting some building components darker colors at 3250 Edgewater Drive. Visible mass associated with the pier will be mitigated by utilizing remaining allowable visible mass associated with the project area composite contrast rating score of 25. The three properties will be deed restricted for scenic purposes.

2. The Standard Conditions of Approval listed in Attachment S shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:
 - A. The project area plans shall be revised to include the following:

1. Delineate the location of the turbidity curtain and include allowance for barge access (Sheet 1).
 2. Include a plan notation indicating that there will be no staging activity on the shoreline, and that all access associated with pier demolition and construction activities shall occur from the lake by barge; and that delivery, removal, and staging of all construction equipment and materials shall occur on the barge (Sheet 1).
 3. Include a plan notation that indicates pile driving operations and other piling installation methods (i.e., pinning, etc.) shall require the installation of caissons for turbidity control. Placement of turbidity curtain shall be in consideration of substrate make-up and access to the project area necessary for construction equipment. A floating fine mesh fabric screen or other material approved by TRPA shall be installed underneath the pier decking to capture any fallen materials during pier construction/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 (Sheet 1).
 4. The proposed fish habitat mitigation shall be located in an area of lake bottom that is not underneath the proposed pier, but is in an appropriate area adjacent to the project area. The site plan shall reflect this change prior to permit acknowledgement (Sheet 1).
 5. The table titled "Proposed Visible Area" on Sheet 3 shall be revised to reflect a total of 84 square feet for the boatlift.
- B. The final scenic plans shall include the following information for each property to mitigate 774 square feet of additional visible mass associated with the pier (387 square feet x 2 for a project in a Visually Modified Area):

APN 093-072-039

Composite Contrast Rating Score – 25

Total Allowable Visible Mass	1,190 s.f.
<u>Existing Visible Mass</u>	<u>-1,016 s.f.</u>
Remaining Allowable Visible Mass	174 s.f.
<u>To Be Used for Pier Mitigation</u>	<u>-174 s.f.</u>
Remaining Allowable Visible Mass	0 s.f.

APN 093-072-040

Composite Contrast Rating Score – 26

Total Allowable Visible Mass	1,365 s.f.
<u>Existing Visible Mass</u>	<u>-866 s.f.</u>
Remaining Allowable Visible Mass	499 s.f.
<u>To Be Used for Pier Mitigation</u>	<u>-300 s.f.</u>
Remaining Allowable Visible Mass	199 s.f.

APN 093-094-001

Composite Contrast Rating Score – 25

Total Allowable Visible Mass	1,190 s.f.
<u>Existing Visible Mass</u>	<u>-692 s.f.</u>
Remaining Allowable Visible Mass	498 s.f.
<u>To Be Used for Pier Mitigation</u>	<u>-300 s.f.</u>
Remaining Allowable Visible Mass	198 s.f.

- C. The permittee shall provide underwater photos of the project area indicating the conditions prior to the start of construction. For the purposes of this condition, the project area shall include the areas where the approved pier will be built as well as the area where the buoy block for the buoy that will be converted to a boatlift will be removed. Prior to security return, the permittee shall provide post-construction underwater photos of the same locations of the project area. Note that prior to security return, the permittee must demonstrate proof that all components of the buoy block have been removed, the area of lake bottom restored, and the fish habitat mitigation put in place.
- D. The final elevation drawings for each of the three properties shall have notes indicating conformance to the following design standards for color, roofs, and fences:
- (1) Color: The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and wood tone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish brown, brown, tan, ochre, and umber.
- (2) Roofs: Roofs shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.
- (3) Fences: Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.
- E. 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.
- F. The permittees shall record a deed restriction to be prepared by TRPA that will create a project area of the subject APNs (093-072-039/-040 & 093-094-001) 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.

- G. The permittee shall provide written authorization from the Tahoe City Public Utility District (TCPUD) that the proposed pier can connect to the deck that covers the lift station.
- H. The Permittee shall conduct a Tahoe Yellow Cress survey for the subject property prior to the commencement of construction. Surveys shall be conducted during the growing season of June 15th through September 30th 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.
- I. The subject property, APN 093-072-039, has 3,877 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 8 (Tahoe City), 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 0.015, 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 8 (Tahoe City).

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.

- J. The subject property, APN 093-072-040, has 5,273 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 8 (Tahoe City), 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 0.0175, 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 8 (Tahoe City).

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 093-094-001, has 3,717 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 8 (Tahoe City), 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 0.0125, 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 8 (Tahoe City).

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 project security required under Standard Condition A.3 of Attachment S shall be \$10,000. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee. **Prior to release of security, the permittee shall provide to the TRPA inspector the GPS locations of the buoys that remain in the water as well as the buoy tag for the buoy that is removed for the conversion. The permittees must also demonstrate that scenic mitigation has been achieved.**

- M. 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 \$14,160 for the construction of 236 feet of pier length for a new pier (assessed at \$60.00 per linear foot).

- N. Pursuant to Section 10.8.5.E.4.a.ii of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of \$600.00 for the addition of a boatlift to the proposed pier (assessed at \$600 per addition).

- O. The Permittee shall provide an electronic set of final construction drawings and site plans for TRPA Acknowledgement.

4. 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.

5. It is the Permittee's responsibility to receive authorization and obtain any necessary permits from other responsible agencies for the proposed project.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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

DRAFT

Attachment C
2018 Shorezone Code Conformance Table

Attachment C
Pond Multiple Use Pier Conformance Review Table

Table 1: Pier Conformance Review Under 2018 Shorezone Code

Standard	2018 Shzne 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

Attachment D
Initial Environment Checklist



OFFICE
128 Market St.
Stateline, NV
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MAIL
PO Box 5310
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trpa@trpa.org

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

Print Form

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

I. Assessor's Parcel Number (APN)/Project Location **093-072-039, 093-072-040 and 093-094-001**

Project Name **Oliver, Pond and Howard New Pier** County/City **Placer**

Brief Description of Project:

Install new multiple-parcel pier.

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?

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation Data Insufficient

2. Air Quality

Will the proposal result in:

a. Substantial air pollutant emissions?

- Yes No
 No, With Mitigation Data Insufficient

b. Deterioration of ambient (existing) air quality?

- Yes No
 No, With Mitigation Data Insufficient

c. The creation of objectionable odors?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation 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-yearflood 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?

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation 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)?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- 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)?

- Yes No
 No, With Mitigation Data Insufficient

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

- 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?

Surface mounted LED pier lights.

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation 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: _____

Number of Proposed Dwelling Units: _____

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

- 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)?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

e. Alterations to waterborne, rail or air traffic?

- 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?

Pier will be visible from Lake Tahoe. Additional visible area will be less than what is allowed through the visual magnitude system.

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation Data Insufficient

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

- Yes No
 No, With Mitigation 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?

- Yes No
 No, With Mitigation 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.)

- Yes No
 No, With Mitigation 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?)

- Yes No
 No, With Mitigation Data Insufficient

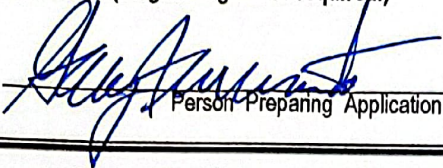
d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?

- Yes No
 No, With Mitigation 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.)


Person Preparing Application

At Placer County

Date: 1/14/22

Applicant Written Comments: (Attach additional sheets if necessary)

Print Form

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

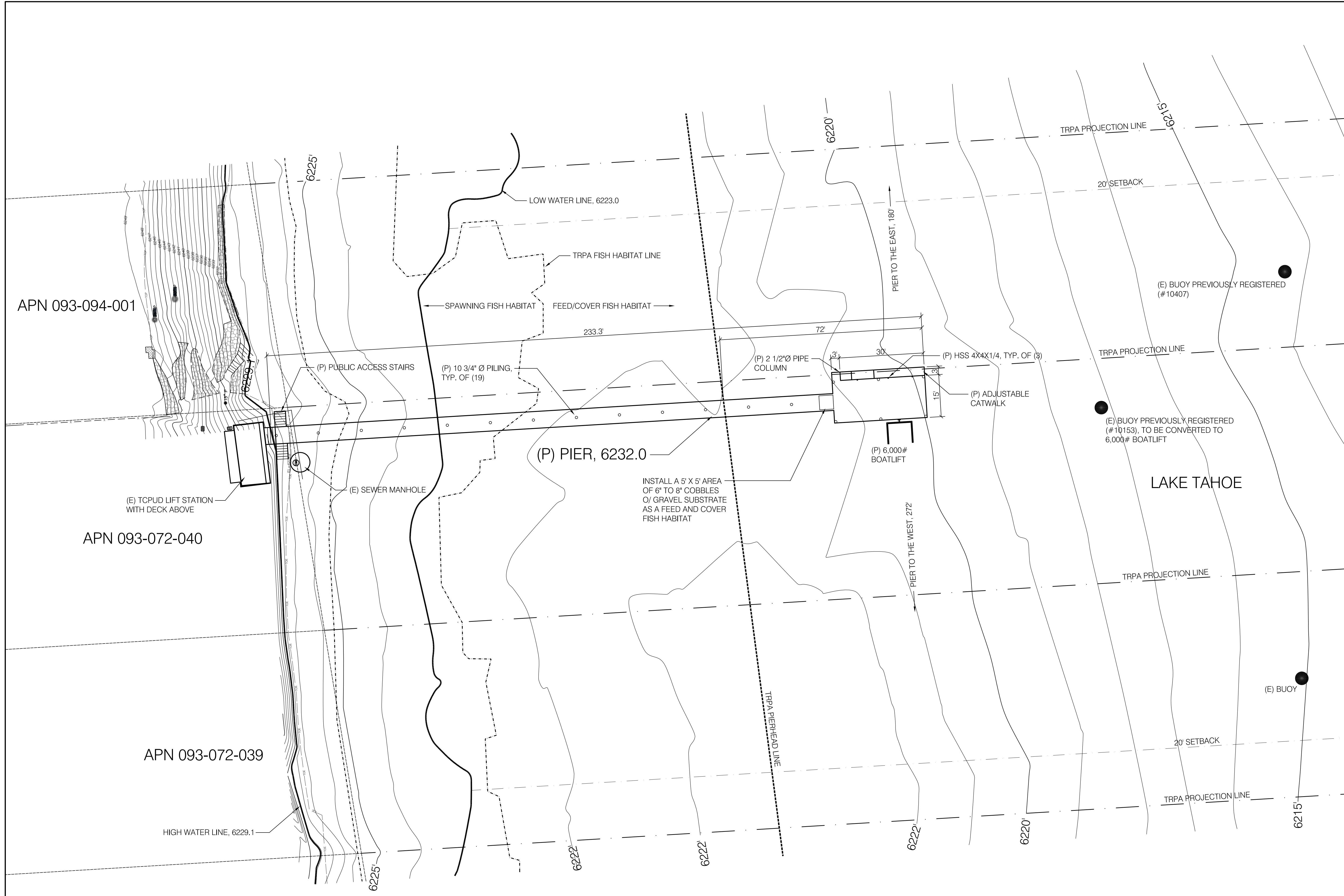
No

Signature of Evaluator

Date: _____

Title of Evaluator

Attachment E
Proposed Plans



ISSUES AND REVISIONS

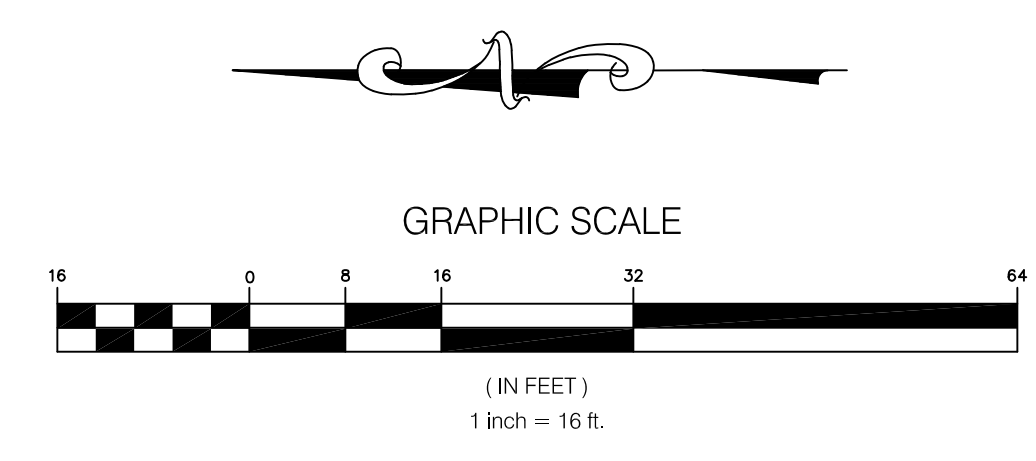
No.	Date	Issue and Revision	By	Check
1	JAN. 18, 2022	TRPA SUBMITTAL	GF	GF

NEW PIER FOR
OLIVER/POND/HOWARD
3230/3240/3250 EDGEWATER DR.
DOLLAR POINT
PLACER COUNTY
CALIFORNIA
APN. 093-072-039, -040 AND
093-094-001

© 2022
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE
DESIGNER AND MAY NOT BE DUPLICATED, USED OR
DISCLOSED WITHOUT WRITTEN CONSENT OF THE DESIGNER.

DESCRIPTION
SITE PLAN

SCALE 1" = 16'
PROJECT NO. B21-58



ISSUES AND REVISIONS				
No.	Date	Issue and Revision	By	Check
1	JAN. 18, 2022	TRPA SUBMITTAL	GF	GF

Pier BMPs

1. Caissons shall be installed around piling during installation/removal when water is present.
2. Visual turbidity monitoring during construction will occur and turbidity curtains shall be installed if necessary.
3. If construction occurs when dry, a self-contained amphibious vehicle shall be used and down-grade erosion control/silt fencing shall be installed. If soil disturbance is observed, steel six-foot square mats shall be used.
4. All debris and staging shall be contained on the barge and protected from discharge to the lake.
5. Should inclement weather occur, the barge shall be stabilized and/or removed from the lake and the site shall be fully winterized.
6. All work performed between October 15th and May 1st shall be conducted in a manner that the project can be winterized within 48 hours. Winterization shall include the prevention of material discharge from the site without maintenance. All exposed soils shall be covered with visqueen, erosion protection blankets, or mulch and include perimeter sediment controls such as fiber logs or silt fence.
7. All material transport shall be via barge and loaded/offloaded at Lake Forest Boat Ramp.
8. Spill containment materials shall be present on the barge during construction.
9. The barge shall be monitored for leaks and inspected after each construction day.
10. Any debris shall be skimmed from the lake surface and retrieved and removed. All organic debris shall be disposed of at an approved sanitary landfill or recycled.

Source Control and Spill Prevention Measures

1. Construction materials shall be stored within the barge and protected from discharge to Lake Tahoe. The barge shall be checked and maintained daily to prevent leaks of hazardous materials. Spill containment materials including oil absorbent pillows and pads shall be present during construction should any mechanical fluids be discharged from the barge.
2. Fueling of the barge shall occur offsite. Fueling of other equipment shall be completed on the barge with personnel present to detect and contain spills.
3. All waste shall be stored in secure containers on the barge. Waste shall be removed by barge to appropriate facilities. No disposal of any waste shall occur onsite.
4. After construction, no stains shall be applied to any materials. No materials shall be discharged to Lake Tahoe.
5. Spills must be reported to the appropriate agencies as soon as possible. A list of all agencies shall be present on the barge at all times.
6. Any debris shall be skimmed from the lake surface and retrieved and removed. All organic debris shall be disposed of at an approved sanitary landfill or recycled.
7. No containers of fuel, paint or other hazardous materials shall be stored on the pier when not in immediate use. No construction materials shall be stored on the shoreline.
8. A spill response kit shall be on-site at all times.

TRPA NOTES

- 1) ALL STEEL PILING, BEAMS, JOISTS AND CATWALK SHALL BE PAINTED MATTE BLACK.
- 2) CAISSONS SHALL BE INSTALLED AROUND PILING DURING INSTALLATION AND REMOVAL (INCLUDING PINNING) PER THE DISCRETION OF THE TRPA INSPECTOR UPON A PREGRADE INSPECTION. A FLOATING FINE MESH FABRIC SCREEN OR OTHER MATERIAL AUTHORIZED BY TRPA SHALL BE INSTALLED UNDERNEATH THE PIER DECKING TO CAPTURE ANY FALLEN MATERIALS DURING PIER DEMOLITION AND RECONSTRUCTION AND MAY BE REMOVED ONLY AT THE DISCRETION OF THE TRPA INSPECTOR.
- 3) AN AMPHIBIOUS BARGE WITH CRANE SHALL BE USED. ACCESS POINTS ASSOCIATED WITH PIER CONSTRUCTION ACTIVITIES SHALL OCCUR FROM THE LAKE BY BARGE. DELIVERY, REMOVAL AND STAGING OF ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL OCCUR ON THE BARGE. NO CONTAINERS OF FUEL, PAINT OR OTHER HAZARDOUS MATERIALS MAY BE STORED ON THE PIER OR SHORELINE.
- 4) NO STAGING ACTIVITY IS AUTHORIZED ON THE SHORELINE. CONSTRUCTION ACCESS BY LAND FOR PIER RECONSTRUCTION ACTIVITIES SHALL BE SUBJECT TO TRPA REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AND SHALL BE LIMITED TO EXISTING ACCESS OR DISTURBED AREAS.
- 5) SPILL CONTAINMENT MATERIALS SHALL BE PRESENT DURING CONSTRUCTION ACTIVITIES.
- 6) NO STAINS SHALL BE APPLIED TO MATERIALS.
- 7) CONSTRUCTION RELATED DISTURBANCE (TEMPORARY OR PERMANENT) TO THE LAKE SUBSTRATE IS PROHIBITED EXCEPT FOR DISTURBANCE ASSOCIATED WITH THE INSTALLATION OF BOLTS OR SIMILAR DEVICES NECESSARY TO ANCHOR THE APPROVED STRUCTURAL SUPPORT AND FENDER PILINGS. 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 WATERS OF LAKE TAHOE.
- 8) NO NEW BUOYS ARE AUTHORIZED AS A PART OF THIS PIER MODIFICATION PROJECT.

COVERAGE CALCULATIONS - APN 093-072-039

ALLOWABLE COVERAGE			
TOTAL LOT AREA			13,023 S.F.
BASE ALLOWABLE COVERAGE			
CLASS 1b	1,882 S.F. @ 1% =		19 S.F.
CLASS 3	11,141 S.F. @ 5% =		557 S.F.
TOTAL			576 S.F.
EXISTING COVERAGE (SEE ERS2007-1005)			
	CLASS 1b	CLASS 3	TOTAL
RESIDENCE/DETACHED GARAGE	0 S.F.	2,175 S.F.	2,175 S.F.
PAVED/CONCRETE DRIVE	0 S.F.	313 S.F.	313 S.F.
DECK/STAIRS	0 S.F.	884 S.F.	884 S.F.
ROCK WALKS/PADS	0 S.F.	170 S.F.	170 S.F.
CONCRETE WALKS/PADS	0 S.F.	550 S.F.	550 S.F.
WOOD WALKWAY/STAIRS	0 S.F.	274 S.F.	274 S.F.
BANKED	87 S.F.	0 S.F.	87 S.F.
TOTAL	87 S.F.	4,366 S.F.	4,453 S.F.
PROPOSED COVERAGE			
	CLASS 1b	CLASS 3	TOTAL
RESIDENCE/DETACHED GARAGE	0 S.F.	2,175 S.F.	2,175 S.F.
PAVED/CONCRETE DRIVE	0 S.F.	313 S.F.	313 S.F.
DECK/STAIRS	0 S.F.	884 S.F.	884 S.F.
ROCK WALKS/PADS	0 S.F.	170 S.F.	170 S.F.
CONCRETE WALKS/PADS	0 S.F.	550 S.F.	550 S.F.
WOOD WALKWAY/STAIRS	0 S.F.	274 S.F.	274 S.F.
BANKED	87 S.F.	0 S.F.	87 S.F.
TOTAL	87 S.F.	4,366 S.F.	4,453 S.F.

COVERAGE CALCULATIONS - APN 093-072-040

ALLOWABLE COVERAGE			
TOTAL LOT AREA			12,566 S.F.
BASE ALLOWABLE COVERAGE			
CLASS 1b	2,493 S.F. @ 1% =		25 S.F.
CLASS 2	10,073 S.F. @ 1% =		101 S.F.
TOTAL			126 S.F.
EXISTING COVERAGE (SEE 20000816STD)			
	CLASS 1b	CLASS 2	TOTAL
RESIDENCE	0 S.F.	3,031 S.F.	3,031 S.F.
DECK/STAIRS/WALKS	296 S.F.	1,336 S.F.	1,632 S.F.
DECOMPOSED GRANITE	183 S.F.	495 S.F.	678 S.F.
A.C. PAVING	0 S.F.	697 S.F.	697 S.F.
BANKED	96 S.F.	23 S.F.	119 S.F.
TOTAL	575 S.F.	5,582 S.F.	6,157 S.F.
PROPOSED COVERAGE			
	CLASS 1b	CLASS 2	TOTAL
RESIDENCE	0 S.F.	3,031 S.F.	3,031 S.F.
DECK/STAIRS/WALKS	296 S.F.	1,336 S.F.	1,632 S.F.
DECOMPOSED GRANITE	183 S.F.	495 S.F.	678 S.F.
A.C. PAVING	0 S.F.	697 S.F.	697 S.F.
BANKED	96 S.F.	23 S.F.	119 S.F.
TOTAL	575 S.F.	5,582 S.F.	6,157 S.F.

COVERAGE CALCULATIONS - APN 093-094-001

ALLOWABLE COVERAGE		
TOTAL LOT AREA		11,923 S.F.
BASE ALLOWABLE COVERAGE		119 S.F.
EXISTING COVERAGE (SEE LCAP2021-0396)		
	TOTAL	
RESIDENCE AND GARAGE	1,395 S.F.	
A.C. DRIVEWAY	637 S.F.	
CONCRETE	895 S.F.	
PAVERS	170 S.F.	
SHED	27 S.F.	
DECK AND STAIRS	533 S.F.	
COMPACTED DIRT PATH	179 S.F.	
TOTAL	3,836 S.F.	
PROPOSED COVERAGE		
	TOTAL	
RESIDENCE AND GARAGE	1,395 S.F.	
A.C. DRIVEWAY	637 S.F.	
CONCRETE	895 S.F.	
PAVERS	170 S.F.	
SHED	27 S.F.	
DECK AND STAIRS	533 S.F.	
COMPACTED DIRT PATH	179 S.F.	
TOTAL	3,836 S.F.	

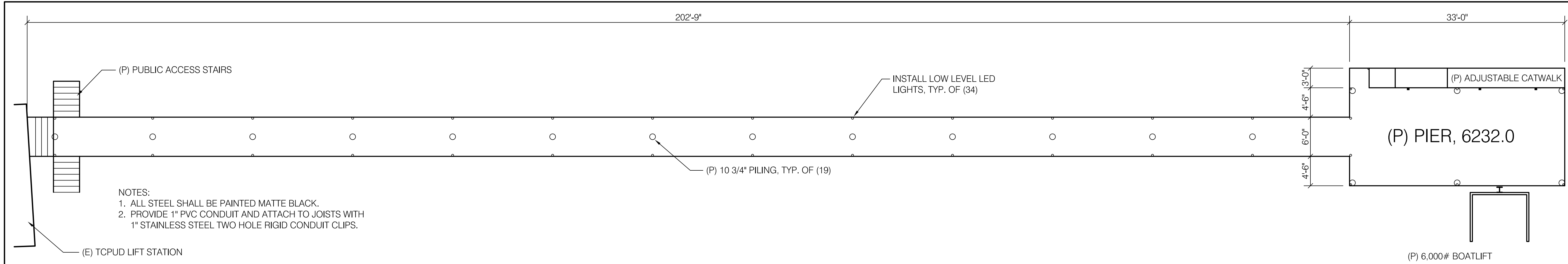
NEW PIER FOR
OLIVER/POND/HOWARD
3230/3240/3250 EDGEWATER DR.
DOLLAR POINT
PLACER COUNTY
CALIFORNIA
APN. 093-072-039, -040 AND
093-094-001

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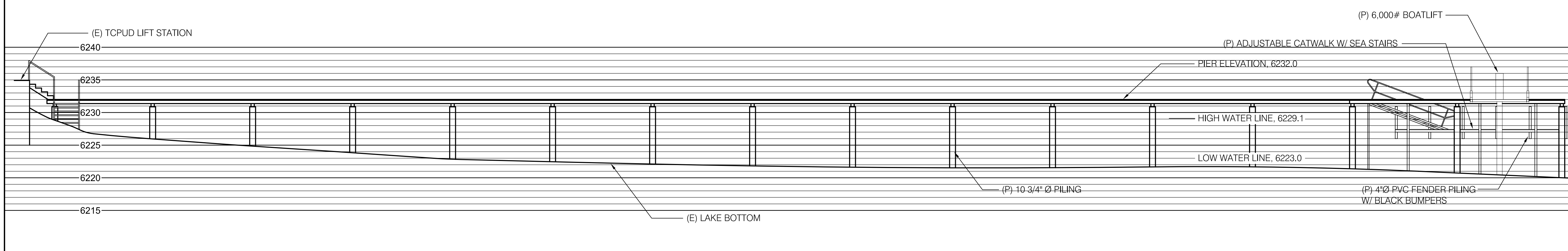
DESCRIPTION
NOTES

SCALE 1" = 16'
PROJECT NO. B21-58

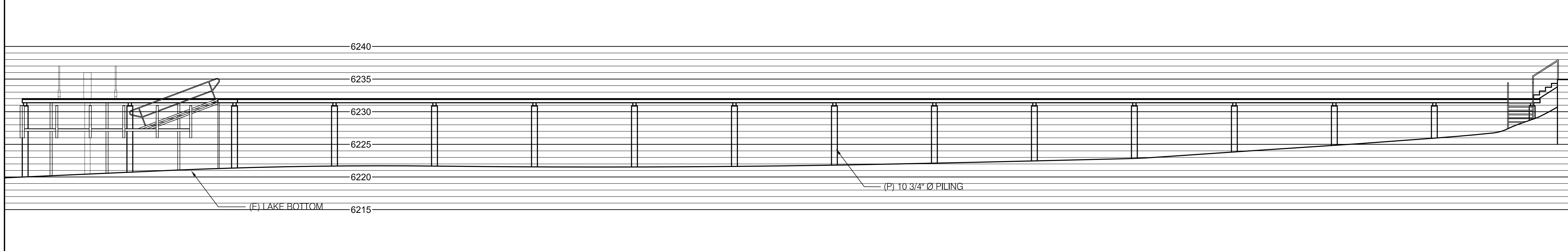
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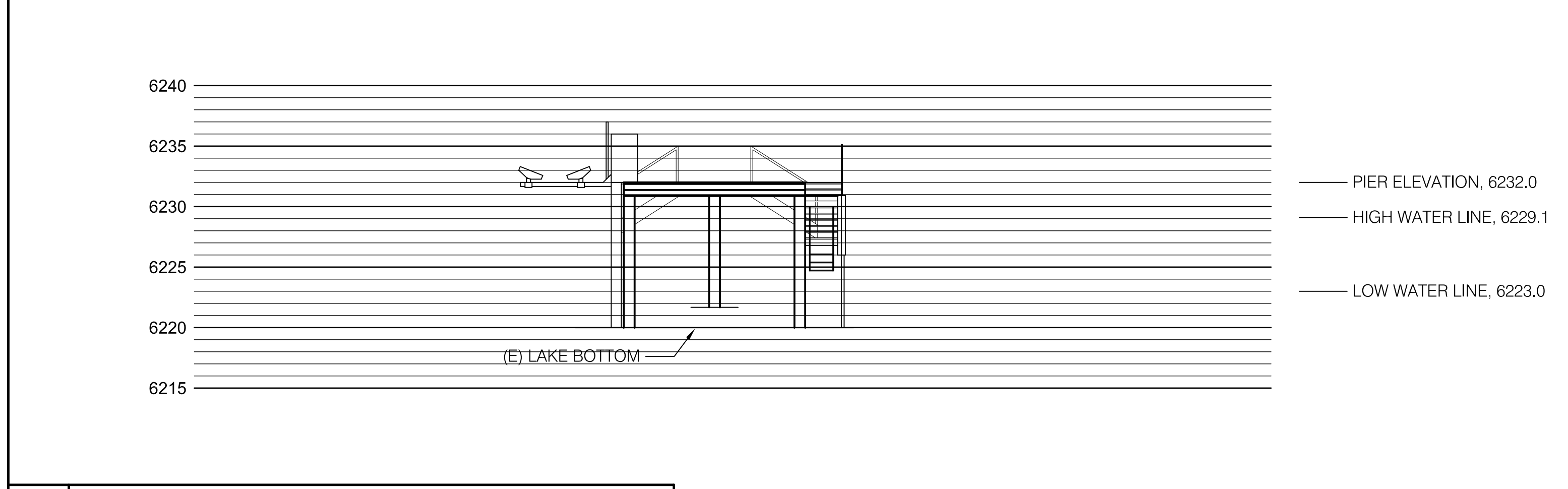
1 PROPOSED PIER



2 PROPOSED WEST ELEVATION



2 PROPOSED EAST ELEVATION



4 PROPOSED SOUTH ELEVATION

PROPOSED VISIBLE AREA

	WEST	SOUTH	TOTAL
PIER/CATWALK	245.9 S.F.	40.4 S.F.	286.3 S.F.
BOATLIFT	14.5 S.F.	19.5 S.F.	34.0 S.F.
PUBLIC ACCESS STAIRS	6.1 S.F.	10.6 S.F.	16.7 S.F.

LAKE BOTTOM DISTURBANCE

PROPOSED 12.5 S.F.

ISSUES AND REVISIONS

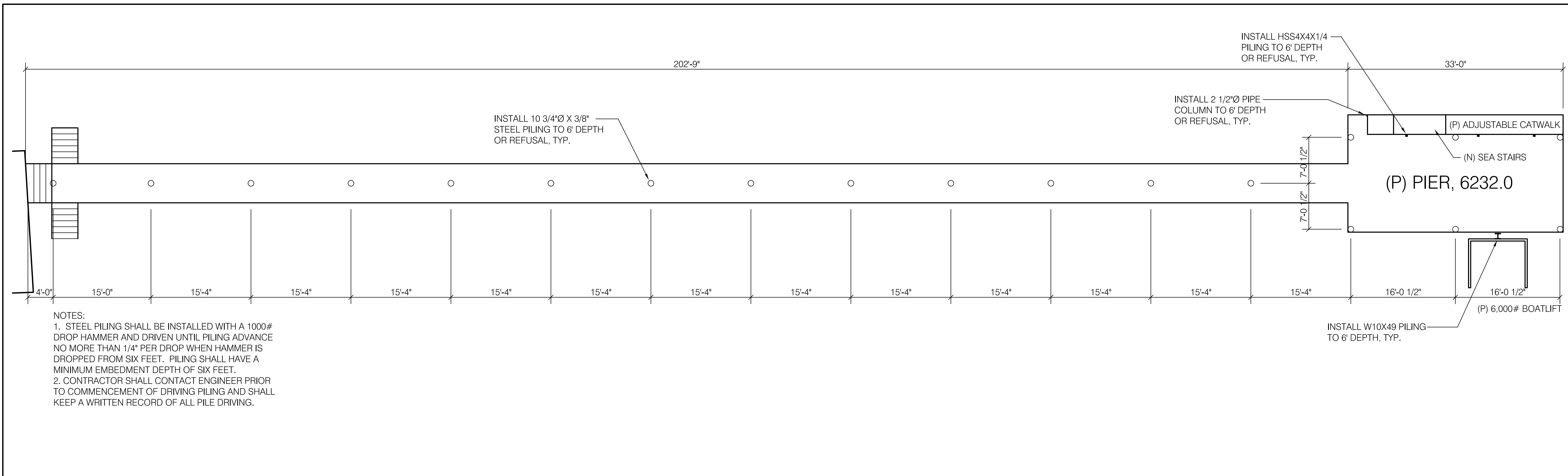
No.	Date	Issue and Revision	By	Check
1	JAN. 18, 2022	TRPA SUBMITTAL	GF	GF

NEW PIER FOR
 OLIVER/POND/HOWARD
 3230/3240/3250 EDGEWATER DR.
 DOLLAR POINT
 PLACER COUNTY
 CALIFORNIA
 APN. 093-072-039, -040 AND
 093-094-001

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DESCRIPTION
 (P) PLAN AND
 ELEVATIONS

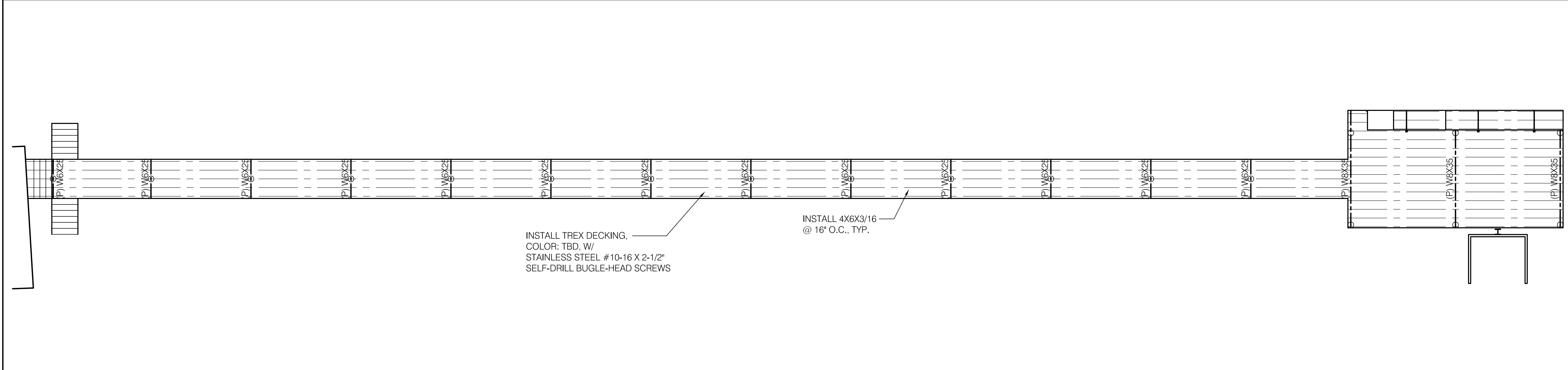
SCALE 1/8" = 1'-0"
 PROJECT NO. B21-58



NOTES:
 1. STEEL PILING SHALL BE INSTALLED WITH A 1000# DROP HAMMER AND DRIVEN UNTIL PILING ADVANCE NO MORE THAN 1/4" PER DROP WHEN HAMMER IS DROPPED FROM SIX FEET. PILING SHALL HAVE A MINIMUM EMBEDMENT DEPTH OF SIX FEET.
 2. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO COMMENCEMENT OF DRIVING PILING AND SHALL KEEP A WRITTEN RECORD OF ALL PILE DRIVING.

1 PILING PLAN

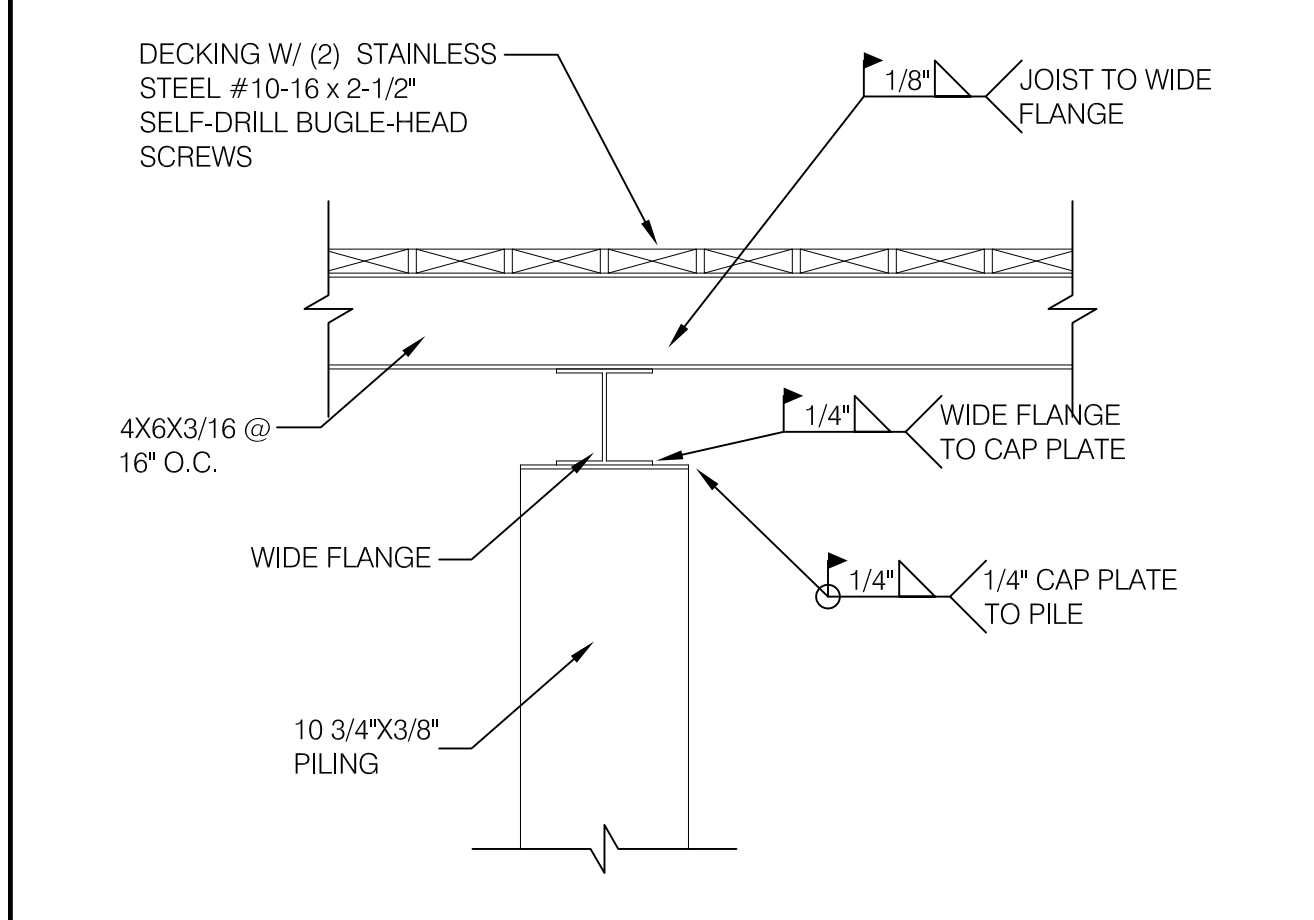
ISSUES AND REVISIONS				
No.	Date	Issue and Revision	By	Check
1	JAN. 18, 2022	TRPA SUBMITTAL	GF	GF



2 FRAMING PLAN

NEW PIER FOR
 OLIVER/POND/HOWARD
 3230/3240/3250 EDGEWATER DR.
 DOLLAR POINT
 PLACER COUNTY
 CALIFORNIA
 APN. 093-072-039, -040 AND
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3 CONNECTION DETAIL, N.T.S.

BUILDING CODE INFORMATION	DESIGN CRITERIA
<p>APPLICABLE CODES</p> <p>2019 CALIFORNIA ADMINISTRATIVE CODE (2019 CAC) 2019 CALIFORNIA BUILDING CODE (2019 CBC) 2019 CALIFORNIA RESIDENTIAL CODE (2019 CRC) 2019 CALIFORNIA ELECTRICAL CODE (2019 CEC) 2019 CALIFORNIA MECHANICAL CODE (2019 CMC) 2019 CALIFORNIA PLUMBING CODE (2019 CPC) 2019 CALIFORNIA ENERGY CODE (2019 CEnC) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (2019 CALGREEN)</p>	<p>DESIGN CRITERIA</p> <p>1. FOUNDATION DESIGN. 1.1. ALLOWABLE BEARING PRESSURES = 2000 PSF 1.2. THE E.O.R. IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE FOUNDING SOILS. 2. SEISMIC DESIGN 2.1. SITE CLASS = D 2.2. SEISMIC DESIGN CATEGORY = D 2.3. OCCUPANCY CATEGORY = II 3. WIND LOADS 3.1. RISK CATEGORY II 3.2. BASIC WIND SPEED = 120 MPH 4. GRAVITY LOADS 4.1. SNOW LOADS 4.1.1. GROUND SNOW LOAD = 223 PSF 4.2. LIVE LOADS 4.2.1. FLOOR LOAD = 40 PSF 4.3. DEAD LOADS 4.3.1. FLOOR LOAD = 10 PSF</p>

DESCRIPTION
STRUCTURAL PLANS

SCALE 1/8" = 1'-0"
 PROJECT NO. B21-58