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STAFF REPORT

Date: December 8, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Hoffman New Single-Parcel Pier, 3055 West Lake Boulevard, Placer County, California, Assessor's Parcel Number (APN) 085-050-033, TRPA File Number ERSP2022-0016

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Proposed Action:

Hearings Officer review and approve the proposed project.

Staff Recommendation:

Staff recommends that the Tahoe Regional Planning Agency (TRPA) Hearings Officer approve this project based on this staff report and evidence contained in the project record. The recommended conditions of approval are contained in the attached draft permit.

Project Description/Background:

A new single-parcel pier is proposed for the parcel located at 3055 West Lake boulevard, in Placer County, California. The proposed pier extends 95 feet from High Water elevation of 6,229.1 and includes one 30-foot-long catwalk. The proposed pier complies with development and location standards for a single-parcel pier. Staff recommends that the Hearings Officer make the required findings and approve the proposed project.

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 received a single-parcel pier allocation during the 2021 new pier allocation distribution. The new single-parcel pier will serve the single-family dwelling located at 3055 West Lake Boulevard, located in Placer County, California. Existing shorezone development for the parcel includes a total of two mooring buoys.

The proposed project involves constructing a new pier to extend 95 feet from the High-Water Line elevation of 6,229.1, with a 3-foot by 30-foot catwalk at the pierhead. The pierhead will be 10 feet wide. The pier will extend 15 feet past elevation 6,219', which is allowed per TRPA Code Section 84.4.3.B.2.b because the additional length is necessary for the functionality of the pier. The pier complies with all development and location standards for a single-parcel pier. The pier will be constructed using an open piling methodology, resulting in a pier that is 90 percent open. The proposed project is located within the Placer County Tahoe Basin Area Plan Homewood Residential Subdistrict, where piers are an allowed use.

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 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 single-parcel piers were awarded based on a random selection (lottery) of eligible single-parcel pier submissions. 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 13, Eagle Rock, which is in attainment with the TRPA Scenic Threshold. Up to 220 square feet of visible mass is allowed for a single-parcel pier. The allowable visible mass is not inclusive of accessory structures such as boatlifts, handrails, and ladders. The proposed pier has a visible mass of 148.2 square feet which counts towards the 220 square feet of allowable visible mass, not inclusive of accessory structures. 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. The total visible mass is 148.2 square feet. This means that 296 square feet of visible mass is required to be mitigated on the parcel. To meet the mitigation requirement, the applicant will permanently retire 296 square feet of scenic credits. The property has a Composite Contrast Rating Score (CCRS) of 30 associated with file ERSP2019-0394, which approved an allowable visible of 3,850 square feet. There is 1,144 square feet of visible area associated with upland improvements, leaving 2,706 square feet of remaining allowable visible area. The total visible area associated with the pier to be mitigated, 296 square feet, will be permanently deducted from the remaining 2,706 square feet of visible area, leaving 2,410 square feet of allowable visible mass for the property. No additional scenic mitigation is required. The parcel must also demonstrate that it can meet a Composite Scenic Score of 25 within 6 months of project completion. The existing Contrast Rating Score for the upland residence is 30, exceeding the required score of 25 and is therefore in compliance with this requirement.

- B. Fish Habitat: This property is located in feed and cover fish habitat. The new pier includes 9 new pier piles creating 5.5 square feet of new lake bottom disturbance, requiring mitigation at a 1:1 ratio. The lakebed substrate in this area is almost entirely comprised of gravel. The disturbance will be mitigated by installation of a 3' by 3' area of 6-8" cobbles over the existing gravel substrate.

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 \$5,700 for the construction of 95 additional feet of pier length. (Refer to Attachment B – Draft Permit)

- C. 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 as demonstrated in the Proposed Site Plan (Attachment E).

- D. Pier Length: TRPA Code, Section 84.4.3.B.2.b states:

Piers shall extend no farther lakeward than elevation 6,219 feet Lake Tahoe Datum or the pierhead line, whichever is more limiting, except as provided under Subparagraph (c) below. Up to an additional 15 feet in length lakeward may be permitted if:

- (i) the project applicant demonstrates that the additional length is necessary for the functionality of the pier, and
- (ii) the average grade of the lake bottom beneath the additional pier length is a minimum of three percent;

The proposed pier extends 15 feet past elevation 6,219'. The additional length is needed for the catwalk to be functional during low water conditions; the lakebed steeply slopes in this area. If the pier were designed without the additional 15-feet, the catwalk would be in very shallow water and unusable when lake level is low. The average grade beneath the pier is 17%.

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). The IEC is provided as Attachment D.

Public Comment from Noticed Property Owners:

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 single-parcel pier, which are allowed by the Regional Plan along the shoreline of Lake Tahoe.

Required Actions:

Staff recommends that the Hearings Officer take the following actions, based on this staff report:

1. Approve the findings contained in this staff summary, and a finding of no significant environmental effect (Attachment A).
2. Approve the project, based on the staff summary, and record evidence, subject to the conditions contained in the attached Draft Permit (Attachment B).

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. 2018 Shorezone Code Conformance Table
- D. Initial Environment Checklist
- E. Proposed Plans

Attachment A

Required Findings/Rationale

Required Findings/Rationale  
Hoffman New Single-Parcel Pier Construction

Required Findings: The following is a list of the required findings as set forth in Chapter 4, 80, 83, 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 Homewood 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 at TRPA and will be made available at the Hearings Officer 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 TRPA 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, California Regional Water Quality Control 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 onshore wildlife habitat, including waterfowl nesting areas.

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

The proposed single-parcel pier will be accessory to the primary upland residential use located at 3055 West Lake Boulevard. The upland portion of the parcel is split from the littoral portion by West Lake Boulevard (Highway 89).

- (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 piers within the vicinity of the subject site. The closest existing pier to the south (approximately 200 feet to the south of the subject property) is approximately 147 feet in length. The closest existing pier to the north (approximately 1,000 feet to the north of the subject parcel) is approximately 90 feet in length.

Although there are no piers directly adjacent to the subject parcel, as you travel north along the shoreline, the concentration of piers becomes very dense. The proposed pier will not extend beyond the length limitations placed on single-parcel piers 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. The applicant has provided a Source Control and Spill Prevention Plan as well as a Construction Methodology Plan that addresses steps to avoid discharges and minimize environmental impact.

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

The new pier will be constructed using a floating barge and rubber tired amphibious vehicle in order to avoid unnecessary disturbance of the shorezone/backshore. Low ground pressure tires will ensure minimal lakebed disturbance. All material delivery will

be via barge, and no storage areas are proposed or approved in the shorezone. Day access by workers will be from land. There is no vehicle access to the project area. 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 does not extend past the pierhead line, but it will extend 15 feet past elevation 6,219', which is consistent with the limitations placed on length in the TRPA Code of Ordinances. 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 based on the project plans and discussion amongst agencies that occurred at the committee meeting. 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.

- (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, Lahontan Regional Water Quality Control Board, and Placer County.

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 6, which exhibits a shoreline underlain by weathered volcanic or morainic debris with slopes of five to 15 percent. The littoral portion of this parcel is a small strip of land on the lake side of Highway 89 that is comprised of gravel. There is no access for vehicles to the littoral strip parcel- all access from land is by foot only. Construction of the pier and delivery of materials will all be via floating/amphibious barge. Therefore, TRPA finds the access to the construction site is appropriate and no environmental harm will occur.

- (b) Permitted development or continued use maybe conditioned upon installation and maintenance of vegetation to stabilized backshore areas and protect existing cliffs from accelerated erosion.

The shoreline is gently sloping and comprised of gravel in this area and is therefore not excessively prone to erosion. There are no steep cliffs to protect in this area. Construction of the pier will not impact the backshore area because all access will be from the lake. Existing vegetation helps stabilize the shoreline in this area; no vegetation will be removed or disturbed as part of this project.

- (c) 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.

The new pier will be built in an area with gentle slope. There are no cliffs or areas prone to erosion within the project area.

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

Access to the shoreline will be from floating/amphibious barge, or by foot only from land.

- (e) Access to buoys shall be designed to cause the least possible environmental harm to the foreshore and backshore.

Existing access to the shoreline and associated structures, including the existing buoys, is along a gravel beach with no designated walkway or path. The gravel beach is not highly prone to erosion.

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

All construction access is proposed via barge and rubber tired amphibious vehicle, so there will be minimal impact to the backshore area.

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

- (a) Piers shall extend no further lakeward than elevation 6,219 feet Lake Tahoe Datum or the pierhead line, whichever is more limiting, except as provided under (c) below. Up to an additional 15 feet in length lakeward may be permitted if:

- a. The project applicant demonstrated that the additional length is necessary for the functionality of the pier

The proposed pier extends 15 feet past elevation 6,219'. The additional length is needed for the catwalk to be functional during low water conditions; the lakebed

steeply slopes in this area. If the pier were designed without the additional 15-feet, the catwalk would be in very shallow water and unusable when lake level is low.

- b. The average grade of the lake bottom beneath the additional pier length is a minimum of three percent.

The average grade of the lake bottom is 17% in this area.

Attachment B

Draft Permit



**APN 085-050-033  
FILE NO. ERSP2022-0016**

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

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

Shorezone Mitigation Fee (3): Amount \$ 5,700 Type Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

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

Notes:

- (1) See Special Condition 3.J, below.
- (2) Consult the TRPA filing fee schedule for the current security administration fee.
- (3) See Special Condition 3.K, below.
- (4) See Special Condition 3.L, 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 construction of a new single parcel pier to be located at 3055 West Lake Boulevard, which is a parcel split by Highway 89. The new pier will extend 95 feet from the High-Water Line elevation of 6,229.1 and includes a 3-foot by 30-foot catwalk at the pierhead. The pier will be 6-feet wide, with the pierhead 10-feet wide. A portion of the pier decking will be constructed landward of the highwater line, constructed to facilitate access to the new pier consistent with the allowances in TRPA code section 85.5.4. The pier will require 144 square feet of Class 1b/backshore coverage. The permittee must obtain restoration credits at a ratio of 1 to 1.5 times the amount of coverage required for the improvements associated with pier access. The proposed project is located within the Placer County Tahoe Basin Area Plan Homewood Residential Subdistrict, where piers are an allowed use. Existing shorezone development includes a total of two mooring buoys.

The proposed project is located within Scenic Shoreline Unit 13, Eagle Rock, which is in attainment with the TRPA Scenic Threshold. Up to 220 square feet of visible mass is allowed for a single-parcel pier. The allowable visible mass is not inclusive of accessory structures such as boatlifts, handrails, and ladders. The proposed pier has a visible mass of 148.2 square feet which counts towards the 220 square feet of allowable visible mass. The project area is located in an area with Visually Modified scenic character type, requiring mitigation of all additional mass, including accessory structures associated with a pier, at a 1:2 ratio. The total visible mass is 148.2 square feet. This means that 296 square feet of visible mass is required to be mitigated on the parcel. To meet the

mitigation requirement, the applicant will permanently retire 296 square feet of scenic credits. The table below demonstrates how this number is derived:

Total Allowable Visible Area (score of 30)	3,850 square feet
<u>Approved Upland Visible Area (file ERSP2019-0394)</u>	<u>-1,144 square feet</u>
Remaining Allowable Visible Area	2,706 square feet
Remaining Allowable Visible Area	2,706 square feet
<u>Total Pier Visible Mass to be mitigated</u>	<u>-296 square feet</u>
New Remaining Allowable Visible Area	2,410 square feet

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 site plan shall be revised to include the following:
    1. Provide details for the proposed sign to indicate public access (size, location, etc.)
    2. Revise the coverage table (plan sheet page 2) as follows:
      - a. Include the area of the littoral strip parcel (4,145 sq.ft.) in the base allowed coverage calculations as Class 1b.
      - b. Reflect 144 square feet of new coverage being created in the backshore/Class 1b. Include a note that 216 square feet of restoration credits will be transferred to the property as mitigation (at rate of 1.5:1).
    3. Revise the note on the framing plan (plan sheet page 4) to state that the color will be matte medium to dark gray.
    4. Delineate the location of the turbidity curtain and include allowance for barge access.
  - D. The permittees shall transfer 216 square feet (144 x 1.5) of restoration credits for the pier in accordance with TRPA Code Sections, 85.5.4, 85.5.1.E, and 30.5.3 to APN 085-050-033. Note that all coverage transfers must be in compliance with Chapter 30 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.
  - H. 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.
  - J. 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.

- K. 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 \$5,700 for the construction of 95 feet of pier length for a new pier (assessed at \$60.00 per linear foot).
- L. The affected property has 4,558 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 Hydrologic Transfer Area Tahoe City or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of .0150 (as identified in Table A of Subsection 30.6.1.C, Chapter 30 of the TRPA Code of Ordinances) divided by the mitigation factor of 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:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$8.50 for projects within Hydrologic Transfer Area 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.

- M. 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.
  - N. The Permittee shall provide an electronic set of final construction drawings and site plans for TRPA Acknowledgement.
4. Prior to Security return the following must be completed:
- A. The permittee shall provide post-construction underwater photos of the same locations of the project area that we're taken prior to construction. The permittee must demonstrate proof that the area of lake bottom is free and clear from construction debris, restored, and the fish habitat disturbance mitigated.
  - B. The permittee shall provide GPS coordinates for the existing mooring buoys.
5. The Permittee shall construct the project in accordance with the submitted Construction Methodology Plan and Source Control and Spill Prevention Plan. A contact list of all emergency response agencies shall be available at the project site at all times during construction.

6. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board (including individual members), its Planning Commission (including individual members), its agents, and its employee (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, administrative appeal, 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 their 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.

7. It is the Permittee's responsibility to receive authorization and obtain any necessary permits from other responsible agencies for the proposed project.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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

2018 Shorezone Code Conformance Table

**Hoffman Single Parcel Pier Conformance Review Table**

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

<b>Standard</b>	<b>Shorezone Code</b>	<b>Proposed Pier</b>	<b>Conformance</b>
Streams	Outside of Stream Mouth Protection Zone (SMPZ)	Outside of SMPZ, one half mile south of nearest SMPZ	<b>In conformance</b>
Fish Habitat	Mitigation at 1:1 for Marginal and Feed/Cover fish habitat	Replace fish habitat adjacent to project (5.5 square feet), mitigation fee of \$5,700 for additional 95 linear feet	<b>In conformance</b>
Length	Pierhead or lake bottom elevation 6219', whichever is more limiting.	Pier is 120' landward of pierhead line; extends 15' past elevation 6,219'. Findings made to allowed additional length per Code Section 84.4.3.B.2.b	<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 setbacks.	<b>In Conformance</b>
Width	Maximum 10' wide excluding catwalks	6' wide pier. Last 30' of pier will be 10' wide with one 3' wide catwalk.	<b>In conformance</b>
Catwalk	Maximum of 3' by 30'	3' x 30'	<b>In conformance</b>
Boatlift	One boat lift per littoral parcel	No boatlift proposed	<b>In conformance</b>
Pier Height	6,232' maximum	Proposed height is 6,232'	<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 (Boat House)	Prohibited	None proposed	<b>In conformance</b>
Colors &	Dark colors that blend	Matte medium to	<b>In conformance</b>

Materials	with background	dark grey in color.	
Visual Mass Limitation	220 sf of visible mass allowed for single parcel pier (does not include accessory structures such as boatlifts, boats, handrails, and ladders).	148.2 square feet	<b>In conformance</b>
Visual Mass Mitigation	In Visually Modified Character Types, mitigation required at a 1:2 ratio.	296 square feet of remaining visible mass to be retired.	<b>In conformance</b>
Retirement of Shorezone Development Potential	NA – Not required for single parcel piers.	NA	<b>NA</b>

Attachment D

Initial Environment Checklist



OFFICE  
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Stateline,NV

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Print Form

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

I. Assessor's Parcel Number (APN)/Project Location

Project Name  County/City

**Brief Description of Project:**

Install new 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.**

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

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

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

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

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

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

- Yes
- No, With Mitigation
- No
- 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: 1/11/22

**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

**Julie Roll**  
Digitally signed by Julie Roll  
DN: cn=Julie Roll, o=TRPA, ou,  
email=jroll@trpa.org, c=US  
Date: 2022.11.29 14:54:16  
-08'00'

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

Signature of Evaluator

**Senior Planner**

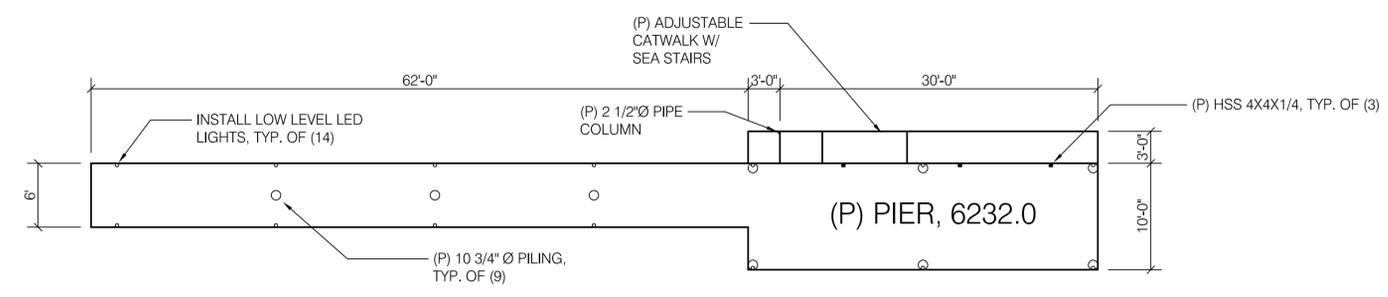
Title of Evaluator

Attachment E

Proposed Plans

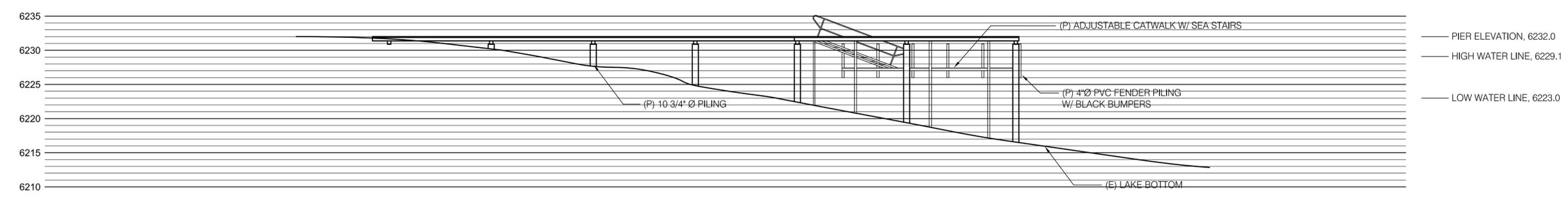




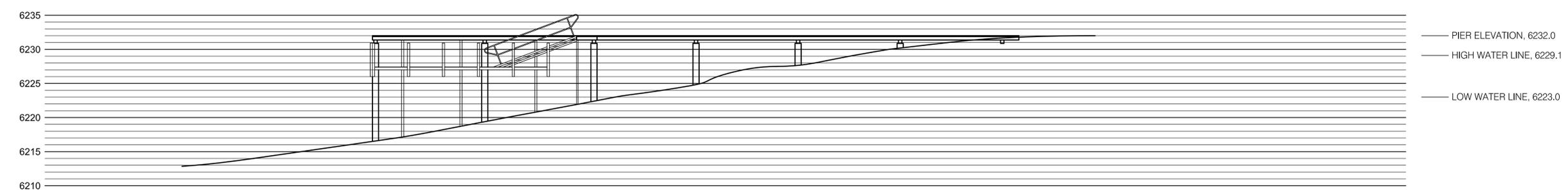


NOTES:  
1. ALL STEEL SHALL BE PAINTED MATTE BLACK.  
2. PROVIDE 1" PVC CONDUIT AND ATTACH TO JOISTS WITH 1" STAINLESS STEEL TWO HOLE RIGID CONDUIT CLIPS.

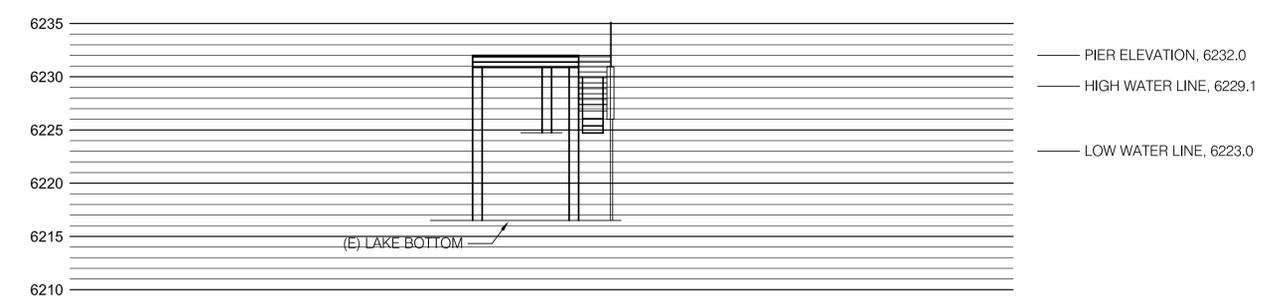
1 PROPOSED PIER



2 PROPOSED SOUTH ELEVATION



3 PROPOSED NORTH ELEVATION



4 PROPOSED EAST ELEVATION

PROPOSED VISIBLE AREA

	EAST	SOUTH	TOTAL
PIER/CATWALK	33.5 S.F.	114.7 S.F.	148.2 S.F.

LAKE BOTTOM DISTURBANCE

PROPOSED 5.5 S.F.

ISSUES AND REVISIONS

No.	Date	Issue and Revision	By	Check
1	JAN. 10, 2022	TRPA SUBMITTAL	GF	GF

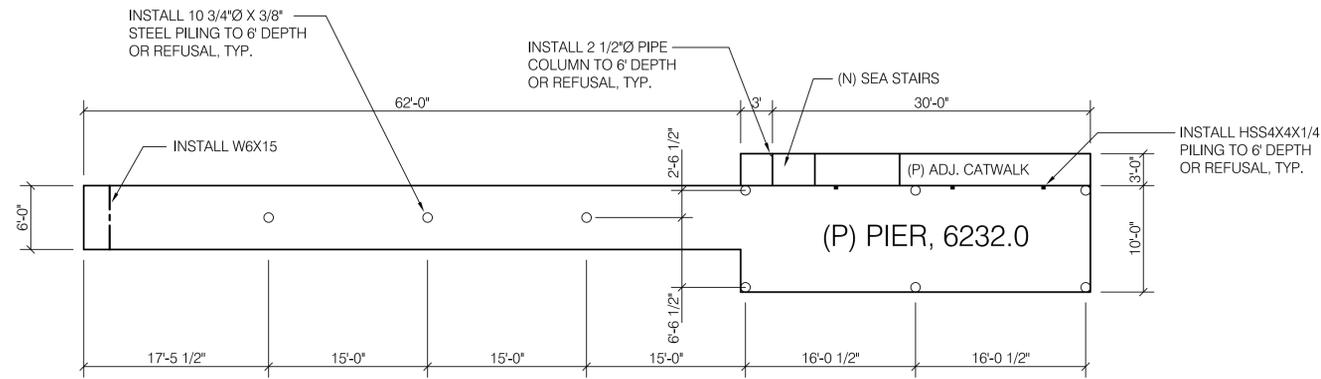
NEW PIER FOR  
GREGORY & SUSAN HOFFMAN  
3055 WEST LAKE BLVD.  
HOMEWOOD  
PLACER COUNTY  
CALIFORNIA  
A.P.N. 085-050-033

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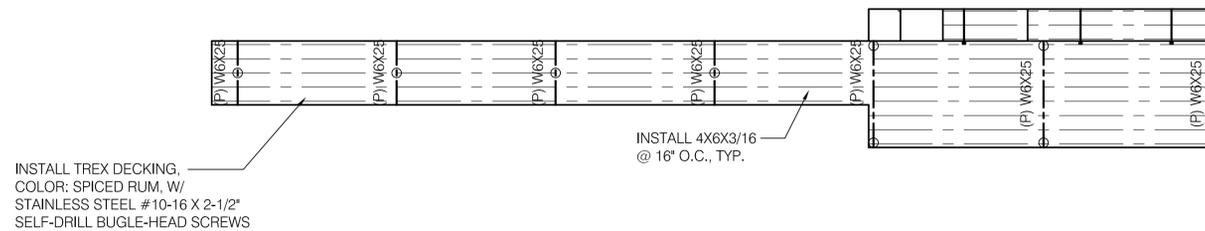
DESCRIPTION  
**(P) PLAN AND ELEVATIONS**

SCALE 1/8" = 1'-0"  
PROJECT NO. B21-60

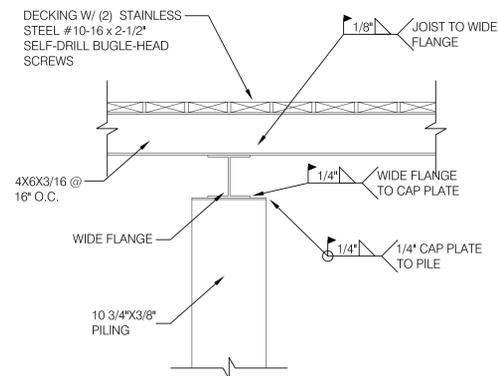
NOTES:  
 1. STEEL PILING SHALL BE INSTALLED WITH A 1000# DROP HAMMER AND DRIVEN UNTIL PILING ADVANCE NO MORE THAN 1/4" PER DROP WHEN HAMMER IS DROPPED FROM SIX FEET. PILING SHALL HAVE A MINIMUM EMBEDMENT DEPTH OF SIX FEET.  
 2. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO COMMENCEMENT OF DRIVING PILING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



1 PILING PLAN



2 FRAMING PLAN



3 CONNECTION DETAIL, N.T.S.

BUILDING CODE INFORMATION

APPLICABLE CODES	
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)

DESIGN CRITERIA

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

ISSUES AND REVISIONS

No.	Date	Issue and Revision	By	Check
1	JAN. 10, 2022	TRPA SUBMITTAL	GF	GF

NEW PIER FOR  
 GREGORY & SUSAN HOFFMAN  
 3055 WEST LAKE BLVD.  
 HOMEWOOD  
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 A.P.N. 085-050-033

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DESCRIPTION  
**STRUCTURAL PLANS**

SCALE 1/8" = 1'-0"  
 PROJECT NO. B21-60