



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

STAFF REPORT

Date: December 9, 2020

To: TRPA Governing Board

From: TRPA Staff

Subject: Altnow Pier Expansion and Multiple-Parcel Pier Designation; 3021 & 3023 Jameson Beach Road; El Dorado County, California; Assessor's Parcel Numbers (APNs) 032-110-004 & 032-110-024; TRPA File Number ERSP2020-0167

Summary and Staff Recommendation:

An existing single parcel pier is proposed to expand and seek multiple parcel pier designation from the TRPA Governing Board. The expanded pier would serve the littoral parcels located at 3021 and 3023 Jameson Beach Road, El Dorado County, California. The existing pier is six feet wide and approximately 101 feet long. The proposed pier would be 180 feet long and extend to lake bottom elevation 6,219.8'. The pierhead would be 10 feet wide with a 3 foot by 30 foot adjustable catwalk on the south side of the pier and one 12,000 pound boatlift on the north side of the pier. One existing buoy associated with APN 032-110-004 (3021 Jameson Beach Road) would be retired in exchange for the boatlift. The proposed pier complies with location standards for multiple-parcel piers serving two littoral parcels and complies with the more restrictive development standards for single parcel piers. 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 report and evidence in the required:

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

For the motions to pass, an affirmative vote of 5-9 (5 California and 9 Total) 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 April 17, 2020. California State Lands Commission, U.S. Army Corps of Engineers, and California Department of Fish and Wildlife have received applications for the proposed project and did not provide any objections to the project.

Project Description/Background:

There is an existing pier that extends off of 3021 Jameson Beach Road that is six feet wide and approximately 101 feet long. The existing pier has historically served both 3021 and 3023 Jameson Beach Road, although TRPA has not designated the pier as serving multiple parcels. There is a single family dwelling located on 3021 Jameson Beach Road. The parcel located at 3023 Jameson Beach Road is vacant and could be developed with a single family dwelling if it obtains a buildable IPES score. Both parcels are owned by the same entity. Existing shorezone development for the project area includes a total of four moorings: APN 032-110-004 two mooring buoys; APN 032-110-024 two mooring buoys.

The proposed pier will be 180 feet long, 10 feet wide at the pierhead, and will include one 3-foot wide by 30-foot long adjustable catwalk and one 12,000 pound low-level boatlift. One TRPA-registered buoy will be converted to a boatlift as a result of the project. The existing pier extends from 3021 Jameson Beach Road and extends into the property boundary projection lines and setbacks for both subject properties. The existing pier will remain, and an additional 79 feet of length will be constructed to reach lake bottom elevation 6,219.8', or 15 feet past the pierhead line in compliance with TRPA code section 84.4.3.B.2.b. The pier complies with all development standards for a single parcel pier and location standards for a multiple-parcel pier serving two parcels. The proposed project is located within Plan Area Statement (PAS) 127 – Camp Richardson where piers are an allowed use in shorezone tolerance district 1.

Recognition of a Multiple-Parcel Pier:

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 two parcels will be deed restricted to one pier and four moorings (the maximum mooring eligibility).

The Governing Board may find the pier will be a multiple-parcel 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. The Shoreline Plan allows for existing piers to reconstruct, modify, and/or expand given the project complies with TRPA Code of Ordinances Chapters 80-85. The expanded pier complies with TRPA Code of Ordinances 80-85 and is seeking multiple parcel designation so that the existing and expanded pier may continue to sit on the shared property line between 3021 and 3023 Jameson Beach Road. 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 in and visible from Scenic Shoreline Unit 3, Jameson Beach, which is in attainment with the TRPA Scenic Threshold. Up to 400 square feet of visible mass is allowed for multiple-parcel piers serving two 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 219.8 square feet which counts towards the 400 square feet of allowable visible mass. The project area is located in a Visually Sensitive scenic character type, requiring mitigation of all additional mass, including accessory structures associated with a

pier, at a 1:3 ratio. There is a total visible mass, including accessory structures, of 270.5 square feet, 66.7 square feet of which is considered additional and must be mitigated at a 1:3 ratio. This means that 200.1 square feet of visible mass will be mitigated within the project area. Mitigation will be achieved by permanently retiring allowable visible area (scenic credits) on 3021 Jameson Beach Road (APN 032-110-004). 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 currently achieves a Composite Scenic Score of 25 and is compliant with the Composite Scenic Score requirement.

B. Fish Habitat:

This property is located in marginal fish habitat. The new pier will have 9 new pilings for a total of 6.2 square feet of new lake bottom disturbance. According to the 2018 shoreline code, fish habitat mitigation is not required for lake bottom disturbance in marginal fish habitat. Mitigation of lake bottom disturbance may be required by other agencies with jurisdiction. The pier will be constructed using an open piling methodology, resulting in a pier that is 90 percent open.

As required by Chapter 36: *Mitigation Fee Requirements* of the TRPA Code of Ordinances, which requires \$60.00 per foot be paid for additional pier length to mitigate the impacts of pier development on fish habitat and public access, the Draft Permit includes a condition requiring the permittee pay a shorezone mitigation fee of \$4,740.00 for the construction of 79 additional feet of pier length. (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 two parcels associated with the project area will be deed restricted to one pier and the maximum number of moorings the two parcels are eligible for under the code. The two parcels will be limited to the following shorezone development:

APN 032-110-004: two moorings

APN 032-110-024: two moorings

Both APNs: one multiple-parcel pier

D. 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.

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 15 feet past the TRPA pierhead line, as surveyed, which is the limiting factor for length. The pierhead sits landward of 6,219 Lake Tahoe Datum.

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 two 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.org.

Attachments:

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

Attachment A

Required Findings/Rationale

Attachment A

Required Findings/Rationale Altnow Pier Expansion and Multiple Parcel Pier Designation

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, Plan Area Statement 127 – Camp Richardson, 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 Governing Board hearing.

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

TRPA is requiring that all potential environmental effects be mitigated through Best Management Practices, including the use of turbidity curtains, or other temporary measures such as caissons, to mitigate against potential discharge, during construction. The applicant is also required to obtain separate approval for the project from the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California State Lands Commission, and El Dorado 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 (marginal), backshore stability, or on-shore wildlife habitat, including waterfowl nesting areas. There is existing access from the upland property down to the beach area where the existing pier commences, and therefore no additional disturbance in the backshore is proposed.

- (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 use located at 3021 and 3023 Jameson Beach Road.

- (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 several private piers within the immediate vicinity and to the southeast of the subject site, and Camp Richardson pier is the closest pier to the northwest of the subject property. The two private parcels that sit between the subject property and Camp Richardson do not have piers. Several of the private parcels to the southeast have piers, half of which extend to the TRPA pierhead line. The closest piers are approximately 250 feet to the northwest (Camp Richardson) and 140 feet to the southeast of the proposed pierhead. The proposed pier extends 15 feet past the surveyed pierhead line, consistent with TRPA code section 84.4.3.B.2.b. The size of the pier and the accessory boatlift is consistent with surrounding piers that extend off of private littoral parcels. The proposed pier length extends 15 feet past the pierhead line, while the other piers in the area extend just to the pierhead line. Given that the pier size and associated accessory structures are consistent with surrounding structures, and the length complies with single parcel pier standards (as opposed to more liberal multiple parcel pier standards for length), TRPA staff finds that the proposed pier will be compatible with the surrounding shorezone facilities.

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

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

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

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

and deposited only at TRPA approved points of disposal. No containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.

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

The new pier will be constructed and the project area accessed via barge/amphibious vehicle in order to avoid unnecessary disturbance of the shorezone/backshore. Any upland access required will be limited to areas of existing access and disturbed areas. The lake bottom is sandy and gently sloping, and amphibious vehicles are required to maintain low tire pressure to avoid lake bottom disturbance to the greatest extent feasible. All of the pilings will be driven with a vibratory hammer from the barge/amphibious vehicle. Once all of the pilings have been installed, the joists and decking will be constructed from the barge/amphibious vehicle. All steel pilings and accessories will be painted prior to being transported to the project site. All material storage will be on the barge/amphibious vehicle. Any upland access required would be fitted with temporary Best Management Practices (BMPs). The Draft Permit (Attachment B) includes conditions to ensure construction and access techniques will be used to minimize disturbance to the ground and vegetation, including Tahoe Yellow Cress.

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

The pierhead line was established for the purpose of protecting navigation and safety. The pier will extend 15 feet beyond the TRPA pierhead line as surveyed and in compliance with TRPA code section 84.4.3.B.2.b. The project was taken to the Shoreline Review Committee on April 17, 2020, 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 April 17, 2020 and no negative comments were received. The applicant is required to get approval for the project from the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California State Lands Commission, and El Dorado County. At the time of the Shoreline Review Committee, all agencies with jurisdiction had received applications for the proposed project and were in various stages of review and approval. No objections were raised at that time and the permittee will be required to obtain approvals of all applicable agencies.

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

The existing pier and pier access will remain and no changes to coverage or additional disturbance in the backshore will occur as a result of the project.

3. Chapter 83 Shorezone Tolerance Districts and Development Standards:

- (a) Vertical access to the shoreline shall be restricted to planned footpaths which minimize the impact to the backshore.

This area is in Shorezone Tolerance District 1, which is characterized as an area with a low sandy barrier that separates the lake proper from marshes and wetlands. Access to the shoreline and the existing pier has already been established with the development of the single family dwelling and no new access or disturbance will occur as a result of this project.

- (b) Vegetation shall not be manipulated or otherwise disturbed except when permitted under Chapter 85.

See finding 3(a).

- (c) No drainage or modification of backshore wetlands shall be permitted.

See finding 3(a) above.

- (d) New development in the backshore of a Shorezone Tolerance District 1 shall be regulated in accordance with the regulations in this Code for stream environment zones.

See finding 3(a) above.

- (e) Replacement of existing land coverage in the backshore of a Shorezone Tolerance District 1 shall be in accordance with the regulations for replacing existing land coverage in stream environment zones.

See finding 3(a) above.

Attachment B

Draft Permit



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

Conditional Permit

PROJECT DESCRIPTION: Existing Pier Expansion & Multiple Parcel Pier Designation

APNs: 032-110-004 & 032-110-024

PERMITTEES: Dennis Altnow FILE #: ERSP2020-0167

COUNTY/LOCATION: El Dorado County/ 3021 & 3023 Jameson Beach Road

Having made the findings required by Agency ordinances and rules, the TRPA Governing Board approved the project on **December 16th, 2020**, 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 **December 16th, 2023**, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA’S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS APPROPRIATE COUNTY PERMIT. TRPA’S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee Date

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

Signature of Permittee(s) _____ Date _____

(PERMIT CONTINUED ON NEXT PAGE)

APNs 032-110-004 & 032-110-024

FILE NO. ERSP2020-0167

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

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

Shorezone Mitigation Fee (3): Amount \$ 4,740 Type Paid _____ Receipt No. _____

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

Notes:

- (1) See Special Condition 3.H, below.
- (2) Consult the TRPA filing fee schedule for the current security administration fee.
- (3) See Special Condition 3.I, below.
- (4) See Special Condition 3.J, 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 the reconstruction and expansion and multiple parcel pier designation of an existing pier serving the parcels located at 3021 and 3023 Jameson Beach Road, El Dorado County, California. The existing pier is six feet wide and approximately 101 feet long. The expanded pier will be 180 feet long and extend to lake bottom elevation 6,219.8'. The pierhead would be 10 feet wide with a 3 foot by 30 foot adjustable catwalk on the south side of the pier and one 12,000 pound boatlift on the north side of the pier. One existing buoy associated with APN 032-110-004 (3021 Jameson Beach Road) would be retired in exchange for the boatlift. The pier complies with all development and location standards in TRPA Code of Ordinances Chapters 80 through 85. Approval of the project also serves as TRPA recognition that the pier is a multiple parcel pier. No change to the location of the pier, upland access to the pier, or upland coverage is approved with this permit. Existing shorezone development includes a total of four moorings:

APN 032-110-004 two mooring buoys
APN 032-110-024 two mooring buoys

As a result of the project, the project area consisting of two parcels will be deed restricted to one pier and four moorings, which is the maximum mooring eligibility (See Special Condition 3.C below).

There is a total allowable visible area of 1,190 square feet for the two parcels, with an existing visible area of 584 square feet, leaving 606 square feet of allowable visible area. The pier will create a total of 66.7 square feet of additional visible area, requiring 200.1 square feet of mitigation (1:3 mitigation ratio for piers in a Visually Sensitive Scenic Character type). The 200.1 square feet of additional visible mass mitigation required for the pier will be deducted from the remaining allowable visible area, leaving 405.9 square feet of visible area remaining for the project area. The project area currently scores a Composite Contrast Rating of 25, making the project area compliant with the Composite Contrast Rating Score of 25.

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 (Sheet 1) for the project area shall be revised to include the following:
 1. Include the location of temporary BMPs, if necessary, for access pathways from the upland to the pier.
 2. Delineate the location of the turbidity curtain and/or caissons and include allowance for barge access. Note that the turbidity curtain should only be installed at the direction of the TRPA inspector.
 4. 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 **upon the discretion of the TRPA inspector upon a pre-grade inspection**. A floating fine mesh fabric screen or other material approved by TRPA shall be installed underneath the pier decking to capture any fallen materials during pier demolition and reconstruction. The floating screen and caissons may be removed upon project completion and after a satisfactory inspection by TRPA to ensure that all suspended materials have settled.
 5. A notation that no new buoys are authorized as a part of this pier modification project.
 6. If pier deck lighting is proposed, indicate where on the pier they will be placed and provide lighting type specifications to TRPA compliant with TRPA Code of Ordinances sections 36.8 and 84.4.3.A.8 *Lighting on Private Piers*.
 7. Include the following "Excess Coverage Mitigation" table:

Total Parcel Area	8,167 s.f.
-------------------	------------

Allowable Coverage (1% base allowable)	82 s.f.
<u>Existing Coverage</u>	<u>1,767 s.f.</u>
Excess Coverage	1,685 s.f.
<u>Excess Coverage Previously Mitigated</u>	<u>199 s.f.</u>
Remaining Excess Coverage To Be Mitigated	1,486

- B. The permittee shall add vegetation to screen the south-facing elevation consistent with the TRPA scenic analysis provided (Sheet A4.2), specifically low-level vegetation immediately lakeward of the residence and perimeter vegetation on the south side of the residence.
- C. 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.
- D. The permittees shall record a deed restriction to be prepared by TRPA that will create a project area of the subject APNs (032-110-004 and 032-110-024) for the purpose of limiting potential future pier development, to allow for only one pier between the subject parcels. The permittee shall record the deed restriction with the El Dorado County Recorder's Office, and provide either the original recorded deed restriction or a certified copy of the recorded deed restriction to TRPA prior to permit acknowledgement.
- E. The 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 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.
- F. The Permittee shall provide a Spill Prevention Plan for the use of any hazardous materials or equipment (i.e., fuel, epoxy glue, other volatile substances, welding and torch equipment, etc.), for construction activities occurring from a barge and/or amphibious vehicle and within the lake. The Plan shall require absorbent sheets/pads to be retained on the barge at all times. A contact list of all emergency response agencies shall be available at the project site at all times during construction.
- G. The permittee shall comply with the requirement to provide public access in the public trust easement as a mechanism of the Memorandum of Understanding between the California State Lands Commission and the TRPA regarding shorezone permitting process coordination. The permittee is proposing to include signage directing public access up and around the landward terminus of the pier. Signage details shall be provided to TRPA for review and approval prior to permit acknowledgement.
- H. The project security required under Standard Condition A.3 of Attachment S shall be \$10,000. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.

- I. Pursuant to Section 10.8.5.E.4.a.i of the TRPA Rules of Procedure, the permittee shall submit a shorezone mitigation fee of \$4,740 for the addition of 79 feet of pier length (assessed at \$60.00 per linear foot).
- J. The subject property has 1,486 square feet of remaining 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 5 (Upper Truckee), 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 0.005, 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 5 (Upper Truckee).

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 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 lake bed 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

Attachment C

2018 Shorezone Code Conformance Table

Altnow 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)	0.9 miles away from the nearest SMPZ – Taylor Creek	In conformance
Fish Habitat	Marginal fish habitat, no mitigation required (other than the mitigation fee)	Mitigation fee of \$4,740 for additional 79 linear feet of pier structure	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.	180' , extends 15 feet past the 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	10' with one (1) boatlift and one (1) catwalk.	In conformance
Catwalk	Maximum of 3' by 30'	3' x 30'	In conformance
Boatlift	One boat lift per littoral parcel (max. 4)	One 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	400 sf of visible mass allowed for piers serving	219.8 square feet	In conformance

	2 or more primary residential littoral parcels (does not include accessory structures such as boatlifts, boats, handrails, and ladders).		
Visual Mass Mitigation	In Visually Sensitive Character Types mitigation required at a 1:3 ratio	Additional visible mass, including accessory structures, will be mitigated at a 1:3 ratio through retiring allowable visible area.	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 Environmental Checklist



OFFICE
128 Market St.
Stateline, NV
Phone: (775) 588-4547
Fax: (775) 588-4527

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

Project Name County/City

Brief Description of Project:

Pier extension to existing 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)?

Pier is located in Lake Tahoe.

- 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?

Lake Tahoe

- 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?

- 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?

Lake Tahoe

- 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.)

_____ At _____ Date: _____
Person Preparing Application County

Applicant Written Comments: (Attach additional sheets if necessary)

Print Form

FOR OFFICE USE ONLY

Date Received: 1/24/2020 By: Tiffany Good

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: 12/7/2020

Tiffany Good - Principal Planner
Title of Evaluator

ADDENDUM FOR TRANSFERS/CONVERSIONS OF USE

The following is to be used as a supplemental checklist for the Tahoe Regional Planning Agency Initial Environmental Checklist (IEC). It is to be used when reviewing any development right transfer pursuant to Chapter 34 of the Code of Ordinances or Conversion of Use pursuant to Chapter 33 of the Code of Ordinances. Any question answered in the affirmative will require written documentation showing that the impacts will be mitigated to a less than significant level. Otherwise, an environmental impact statement will be required.

The asterisk (*) notes threshold subjects.

a) Land*

Does the proposal result in any additional land coverage?

- Yes No
 No, With Mitigation Data Insufficient

b) Air Quality*

Does the proposal result in any additional emission?

- Yes No
 No, With Mitigation Data Insufficient

c) Water*

Does the proposal result in any additional discharge that is in violation of TRPA discharge standards?

- Yes No
 No, With Mitigation Data Insufficient

d) Does the proposal result in an increase in the volume of discharge?

- Yes No
 No, With Mitigation Data Insufficient

e) Noise*

Does the proposal result in an increase in Community Noise Equivalency Level (CNEL)?

- Yes No
 No, With Mitigation Data Insufficient

f) Aesthetics

Does the proposal result in blockage of significant views to Lake Tahoe or an identified visual resource?

- Yes No
 No, With Mitigation Data Insufficient

g) Recreation*

Does the proposal result in a reduction of public access to public recreation areas or public recreation opportunities?

- Yes No
 No, With Mitigation Data Insufficient

h) Land Use

Does the converted or transferred use result in a use that is not consistent with the goals and policies of the Community Plan or Plan Area Statement?

- Yes No
 No, With Mitigation Data Insufficient

i) Population

Does the proposal result in an increase in the existing or planned population of the Region?

- Yes No
 No, With Mitigation Data Insufficient

j) Housing

Does the proposal result in the loss of affordable housing?

- Yes No
 No, With Mitigation Data Insufficient

k) Transportation

Does the proposal result in the increase of 100 Daily Vehicle Trip Ends (DVTE)?

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

l) Does the proposal result in a project that does not meet the parking standards?

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

m) Utilities

Does the proposal result in additional water use?

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

n) Does the proposal result in the need for additional sewer treatment?

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

o) Historical

Does the proposal result in the modification or elimination of a historic structure or site?

- 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.)

_____ At _____ Date: _____
Person Preparing Application County

Applicant Written Comments: (Attach additional sheets if necessary)

Print Form

Attachment E

Proposed Site Plan and Elevations

ISSUES AND REVISIONS				
No.	Date	Issue and Revision	By	Check
1	JAN. 10, 2020	SUBMITTAL	GF	GF

PIER EXTENSION FOR
DENNIS ALTNOW

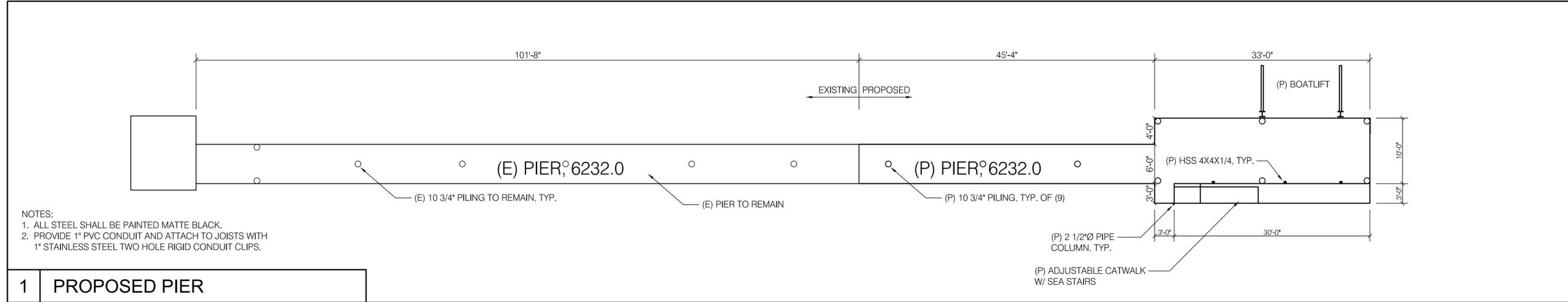
3021 JAMESON BEACH ROAD
JAMESON BEACH
EL DORADO COUNTY
CALIFORNIA
A.P.N. 032-110-04

© 2020
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

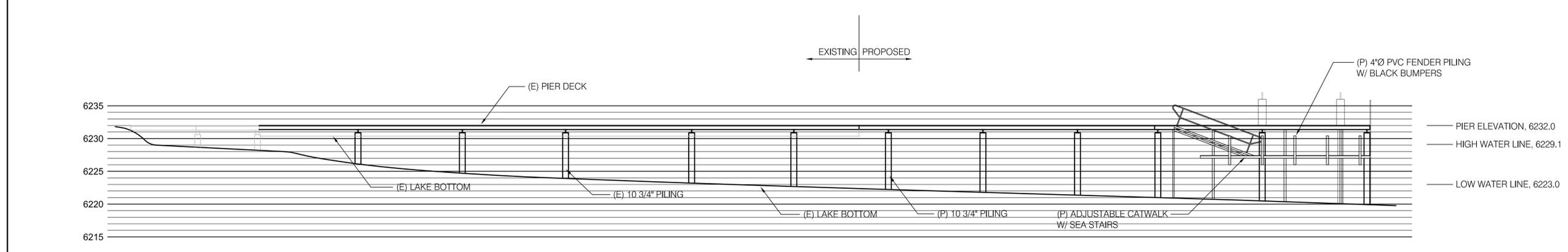
PLAN AND ELEVATIONS

SCALE 1/8" = 1'-0"
PROJECT NO. B17-55

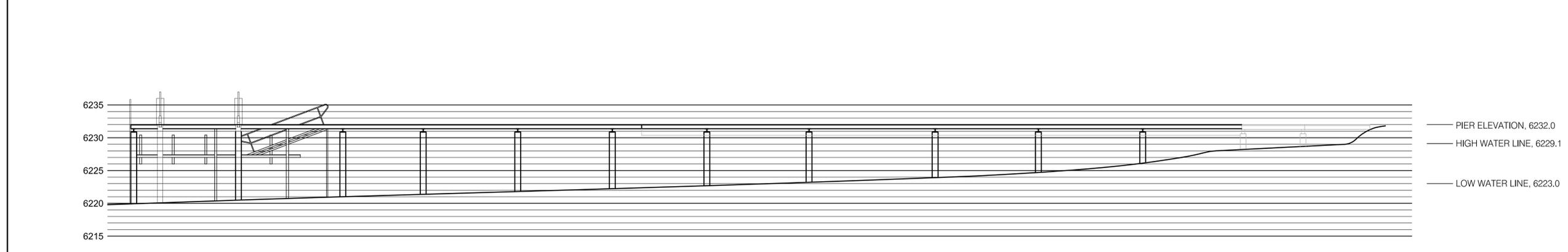


- NOTES:
1. ALL STEEL SHALL BE PAINTED MATTE BLACK.
2. PROVIDE 1" PVC CONDUIT AND ATTACH TO JOISTS WITH 1" STAINLESS STEEL TWO HOLE RIGID CONDUIT CLIPS.

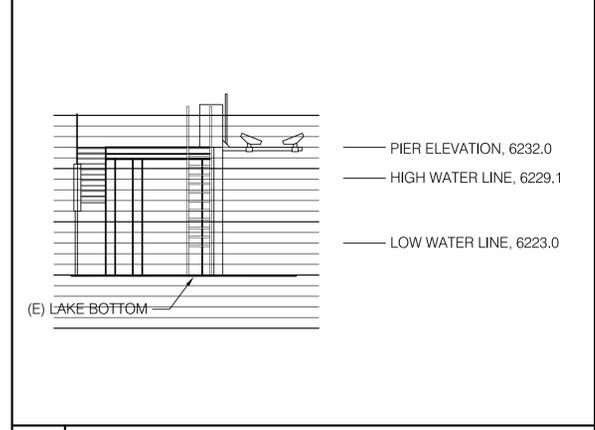
1 PROPOSED PIER



2 PROPOSED EAST ELEVATION



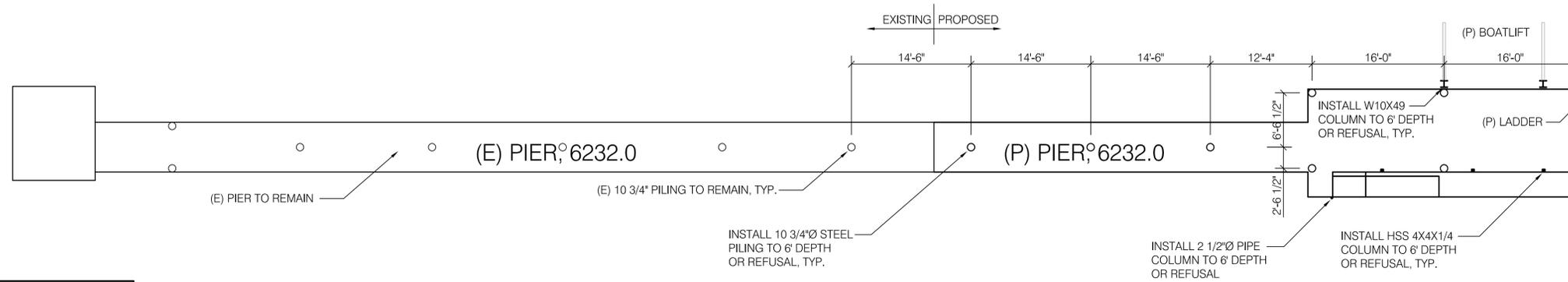
3 PROPOSED WEST ELEVATION



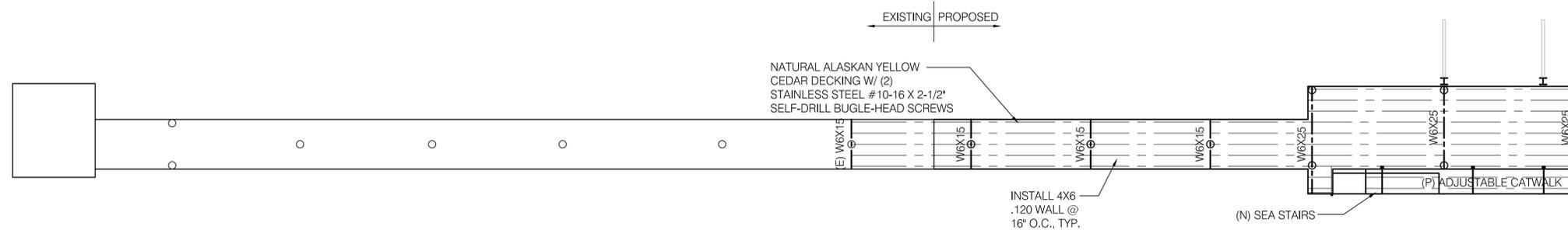
4 PROPOSED NORTH ELEVATION

EXISTING VISIBLE AREA				PROPOSED VISIBLE AREA				LAKE BOTTOM DISTURBANCE	
	WEST	NORTH	TOTAL		WEST	NORTH	TOTAL	EXISTING	
PIER/CATWALK	185.0 S.F.	18.8 S.F.	203.8 S.F.	PIER/CATWALK	190.2 S.F.	29.6 S.F.	219.8 S.F.	PROPOSED	10.6 S.F.
EXISTING VISIBLE ACCESSORY AREA				PROPOSED VISIBLE ACCESSORY AREA					
	WEST	NORTH	TOTAL		WEST	NORTH	TOTAL		
RAILING	0.0 S.F.	0.0 S.F.	0.0 S.F.	RAILING	4.2 S.F.	0.5 S.F.	4.7 S.F.		
BOATLIFT	0.0 S.F.	0.0 S.F.	0.0 S.F.	BOATLIFT	19.6 S.F.	18.9 S.F.	38.5 S.F.		
LADDER	0.0 S.F.	0.0 S.F.	0.0 S.F.	LADDER	1.6 S.F.	5.9 S.F.	7.5 S.F.		
(E) BUOY	XXX S.F.	XXX S.F.	XXX S.F.	WATERCRAFT	XXX S.F.	XXX S.F.	XXX S.F.		
TOTAL			0.0 S.F.	TOTAL			50.7 S.F.		

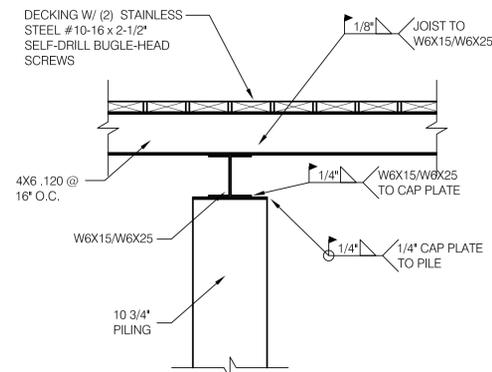
- NOTES:
1. STEEL PILING SHALL BE INSTALLED WITH A 1000# DROP HAMMER AND DRIVEN UNTIL PILING ADVANCE NO MORE THAN 1/4" PER DROP WHEN HAMMER IS DROPPED FROM SIX FEET. PILING SHALL HAVE A MINIMUM EMBEDMENT DEPTH OF SIX FEET.
 2. ALL STEEL SHALL BE PAINTED MATTE BLACK.
 3. PROVIDE 1" PVC CONDUIT FOR LIGHTING AND BOATLIFT WIRING. ATTACH CONDUIT TO JOISTS WITH 1" STAINLESS STEEL TWO HOLE RIGID CONDUIT CLIPS.



1 PILING PLAN



2 FRAMING PLAN



3 CONNECTION DETAIL, N.T.S.

ISSUES AND REVISIONS				
No.	Date	Issue and Revision	By	Check
1	JAN. 10, 2020	SUBMITTAL	GF	GF

PIER EXTENSION FOR
DENNIS ALTNOW

3021 JAMESON BEACH ROAD
JAMESON BEACH
EL DORADO COUNTY
CALIFORNIA
A.P.N. 032-110-04

© 2020
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
STRUCTURAL PLANS

SCALE 1/8" = 1'-0"
PROJECT NO. B17-55

3

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