TAHOE REGIONAL PLANNING AGENCY

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STAFF REPORT

Date: July 15, 2020

To: TRPA Governing Board

From: TRPA Staff

Subject: De Laurentinum New Pier & Multiple-Parcel Pier Designation; 9101 Highway 89 and 9120 South Lane, El Dorado County, California; Assessor's Parcel Numbers (APNs) 016-131-007 & 016-131-001; TRPA File Number ERSP2020-0002

Summary and Staff Recommendation:
A new multiple-parcel pier is proposed to serve two littoral parcels located at 9101 Highway 89 and 9120 South Lane in El Dorado County, California. The proposed pier extends 174.4' from High Water elevation of 6,229.1 and includes one 30-foot long catwalk and one boatlift. The proposed pier complies with development and location standards for multiple-parcel piers serving two littoral parcels. Staff recommends that the Governing Board make the required findings and approve the proposed project.

Required Motions:
In order to approve the proposed project, the Board must make the following motions, based on the staff 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 (see Attachment B).

For the motions to pass, an affirmative vote of 5-9 (5 California, 9 total) of the Board is required.

Shoreline Review Committee Recommendation/Discussion:
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:
The project applicants received an allocation for a new single-parcel pier as a result of the single-parcel pier lottery. The single-parcel pier allocation was originally awarded to APN 016-131-007. The applicant then proposed to include the neighboring property to the north (APN 016-131-001) in the project area and build a multiple-parcel pier that would serve the two properties. In order to do so, a multiple-parcel pier designation by the TRPA Governing Board is required. As a result of the multiple-parcel designation, the original single-parcel pier allocation will be permanently deducted from the single-parcel pier pool. A

multiple-parcel pier allocation will not be deducted from the pool, as the pier would be the result of the Governing Board's multiple-parcel designation; a mechanism that is available to any eligible, existing single-parcel pier. There is a single-family dwelling on each of the parcels. Existing shorezone development for the project area includes a total of four moorings: APN 016-131-007 two mooring buoys; APN 016-131-001 two mooring buoys.

The proposed project involves constructing a new pier to extend 174.4' 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 15 feet wide and will include one boatlift. One existing mooring will be converted to a boatlift as a result of the project. The pier will extend from the existing shorezone access stairs located on APN 016-131-007. The pier complies with all development and location standards for a multiple-parcel pier serving two parcels. The proposed project is located within Plan Area Statement (PAS) 149 – Rubicon where piers are an allowed use in shorezone tolerance district 2.

Recognition of a Multiple-Parcel Pier:
Multiple-parcel piers are subject to the deed restriction requirements in TRPA code section 84.4.E which states "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. 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 2019, TRPA awarded five allocations for new single-parcel piers and seven allocations for new multiple-parcel piers. The single-parcel pier allocations were awarded based on random drawing from all eligible single-parcel pier proposals received. The allocations for multiple-parcel piers were awarded based on codified prioritization criteria. All awarded allocations were given six months to submit complete project applications. Staff has analyzed the potential environmental impacts of the proposed pier and determined that it will not adversely affect the environment. An analysis of the impact areas is as follows:

A. Scenic Quality:
   The proposed project is located within Scenic Shoreline Unit 9, Rubicon Bay, which is not in attainment with the TRPA Scenic Threshold. The project area is also located within Scenic Roadway Unit 5, Rubicon Bay, which is in attainment with the TRPA scenic threshold. The pier will not be visible from the roadway, as the roadway sits above the property and is approximately 800 feet from the shoreline where the pier will commence. 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 235 square feet which counts towards the 400 square feet of allowable visible mass. The project area is located in a

Visually Modified scenic character type, requiring mitigation of all additional mass, including accessory structures associated with a pier, at a 1:2 ratio. There is a total visible mass, including accessory structures, of 325 square feet. This means that 650 square feet of visible mass will be mitigated within the project area. Mitigation will be achieved by permanently retiring allowable visible area (scenic credits). 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 26 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 20 new pilings for a total of 18 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 $10,464.00 for the construction of 174.4 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 016-131-007 two mooring buoys; APN 016-131-001 two mooring buoys; 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 to the TRPA pierhead line, as surveyed, which is the limiting factor for length. The pierhead sits well 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
De Laurentinum New Multiple-Parcel Pier Designation & Construction

Required Findings:
The following is a list of the required findings as set forth in Chapter 4, 80, 82, and 84 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

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

   Based on the information provided in this staff report, the project application, the Initial Environmental Checklist (IEC), and Article V(g) Findings Checklist, there is sufficient evidence demonstrating that the proposed project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statement 149 - Rubicon, 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 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 pier will commence, and therefore no additional disturbance in the backshore is proposed except the terminus of the pier which will be open-piling so as not to impede littoral processes.

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

The proposed multiple-parcel pier will be accessory to the primary upland residential uses located at 9101 Highway 89 and 9120 South Lane.

(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 few private piers within the immediate vicinity of the subject site. Both the parcel to the south and the north currently do not have piers. The property to the south had an existing pier, which was demolished and transferred to another property and is deed restricted from having an additional pier. The property immediately to the north does not have a pier but would be eligible for a pier. The closest piers are approximately 200 feet to the south and 925 to the north of the proposed pier location. The proposed pier extends to the surveyed pierhead line and is consistent with the closest shorezone structures and will therefore be compatible with the surrounding shorezone facilities.

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

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

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

This approval prohibits the use of spray painting and the use of tributyltin (TBT). In addition, the special conditions of approval prohibit the discharge of petroleum products, construction waste and litter or earthen materials to the surface waters of Lake Tahoe. All surplus construction waste materials shall be removed from the project and deposited only at TRPA approved points of disposal. No containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.

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

The new pier will be constructed, and the project area accessed via barge/amphibious vehicle in order to avoid unnecessary disturbance of the shorezone/backshore as the access to the beach from the upland is fairly steep. 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 not extend beyond the TRPA pierhead line as surveyed. 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 proposed pier will connect to the existing shorezone access stairs. The connection will create 106 square feet of coverage in Class 1b. The permittee will be required to obtain restoration credits from the California Tahoe Conservancy at a ratio of 1.5 to 1 time the amount of coverage required for the proposed connection.

3. Chapter 83 Shorezone Tolerance Districts and Development Standards:

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

The proposed project is located in Shorezone Tolerance District 2 which is typically made up of volcanic and morainic debris shorezones with slopes 30 percent and over and alluvial soils at nine to 30 percent slopes. Potential for disturbance in the nearshore is high as is potential for erosion and cliff collapse in the backshore. In this particular area, the slope from the upland demonstrates these qualities. However, there is a beach area at the bottom of the slope that exhibits a gently sloped sandy beach. The steep slope leading down to the beach has an existing, elevated walkway and is well vegetated to protect the slope from further erosion. The new pier will have minimal impact to the existing sandy beach and the more vulnerable steep slope will not be impacted by the project.

(b) Projects shall not be permitted in the backshore unless TRPA finds that such project is unlikely to accelerate or initiate backshore erosion.

See finding 3(a) above.

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

See finding 3(a) above.

Attachment B

Draft Permit

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Draft
Conditional Permit

PROJECT DESCRIPTION: New Multiple-Parcel Pier

APNs: 016-131-001 & 016-131-007

PERMITTEES: Laurentinum Limited Partnership FILE #: ERSP2020-0002

COUNTY/LOCATION: El Dorado County/ 9101 State Highway 89 & 9120 South Lane

Having made the findings required by Agency ordinances and rules, the TRPA Governing Board approved the project on **July 22nd, 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 **July 22nd, 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 016-131-001 & 016-131-007

FILE NO. ERSP2020-0002

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

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

Shorezone Mitigation Fee (3): Amount $ 10,464 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.

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

TRPA ACKNOWLEDGEMENT: The Permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

_____ _____

TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit authorizes a new multiple-parcel pier to serve two littoral parcels located at 9101 State Highway 89 and 9120 South Lane, El Dorado County, California. The proposed pier extends 174.4' from High Water elevation of 6,229.1 and includes one 30-foot long catwalk and one boatlift to serve each of the two parcels associated with the pier. The pierhead is 15 feet wide and 45 feet long and extends to the TRPA pierhead line, as surveyed. The new pier complies with all development and location standards on the TRPA Code of Ordinances Chapters 80 through 85. Approval of this project also serves as TRPA recognition of the new pier as a multiple-parcel pier. The pier will extend from APN 016-131-007. The project includes a deck connection from the landing of the existing stairway access from the upland property to the beginning of the new pier. As a part of this project, the applicants will purchase and retire restoration credits from the California Tahoe Conservancy to allow for 96 square feet of Class 1b coverage associated with APN 016-131-007, in accordance with TRPA Code Section 85.5.4 *Access to Structures or Uses in the*

Nearshore or Foreshore. Existing shorezone development includes a total of three moorings:

APN 016-131-007 two mooring buoys
APN 016-131-001 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).

The two parcels associated with this project shall be considered a project area for scenic mitigation purposes. There is a total allowable visible area of 4,692.2 square feet for the two parcels, with an existing visible area of 2,075 square feet, leaving 2,617 square feet of allowable visible area. The pier will create a total of 325 square feet, requiring 650 square feet of mitigation (1:2 mitigation ratio). The 650 square feet of visible mass mitigation required for the pier will be deducted from the remaining allowable visible area, leaving 1,967 square feet of visible area remaining for the project area. The project area currently scores a Composite Contrast Rating of 26, 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 include allowance for barge access. Note that the turbidity curtain should only be installed at the direction of the TRPA inspector.

      3. Add a note stating no containers of fuel, paint, or other hazardous materials may be stored on the pier or shoreline.

      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. Provide the most recent TRPA approved coverage tables for both parcels. Coverage tables shall indicate all coverage as "Existing" except that which is to be transferred in to APN 016-131-007 as restoration credits for the purpose of creating the minimal access necessary to connect the upland with the new pier.

B. The Permittee shall submit a projected construction completion schedule to TRPA prior to acknowledgment. Said schedule shall include completion dates for each item of construction.

C. The permittees shall record a deed restriction to be prepared by TRPA that will create a project area of the subject APNs (016-131-001 & 016-131-007)) for the purpose of limiting potential future pier development, to allow for only one pier between the subject parcels. The deed restriction shall also create a project area for the purposes of scenic review. The permittee shall record the deed restriction with the 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.

D. The permittees shall transfer 144 square feet of restoration credits for minimum access to the pier in accordance with TRPA Code Sections, 85.5.4, 85.5.1.E, and 30.5.3. Note that all coverage transfers must be in compliance with Chapter 30 of the TRPA Code of Ordinances, and the TRPA Rules of Procedure.

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 a staircase up and over the new pier to comply with this requirement, to be included on the final site plan provided to TRPA for approval.

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 $10,464 for the construction of 174.4 feet of pier length for a new pier (assessed at $60.00 per linear foot).

J. 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

Attachment C

De Laurentinum 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)	0.6 miles away from the nearest SMPZ located in Tahoma	**In conformance**
Fish Habitat	Marginal fish habitat, no mitigation required (other than the mitigation fee)	Mitigation fee of $10,464 for additional 174.4 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.	**174.4',** extends to 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	15' with one (1) boatlift and one (1) catwalk on either side of the pier.	**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 2 or more primary residential littoral parcels (does not include accessory structures such as boatlifts, boats, handrails, and ladders).	235 square feet	**In conformance**
Visual Mass Mitigation	In Visually Modified Character Types mitigation required at a 1:2 ratio	Additional visible mass, including accessory structures, will be mitigated at a 1:2 ratio through retiring allowable visible 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

TAHOE REGIONAL PLANNING AGENCY

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** 016-131-07 & 016-131-01
Hwy 89 & 9120, South Lane, Rubicon

Project Name LAURENTINUM NEW PIER

County/City El Dorado

Brief Description of Project:

SEE PROJECT DESCRIPTION & FINDINGS ATTACHED

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

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?

Potential TYC habitat exists with no plants found. A TYC mitigation plan as a condition of approval will be on the permit.	☐ 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?

To be confirmed by TRPA.

☐ 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 trees30 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?

Turtle-type lighting will be installed along the pier
No visible light source. All lighting for safety.

☒ 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: 1

Number of Proposed Dwelling Units: 1

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?

Pier - multi-use will not exceed the TRPA pierhead line.

☐ 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 ofmy 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: 12/18/2019

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

_____ Date: _____

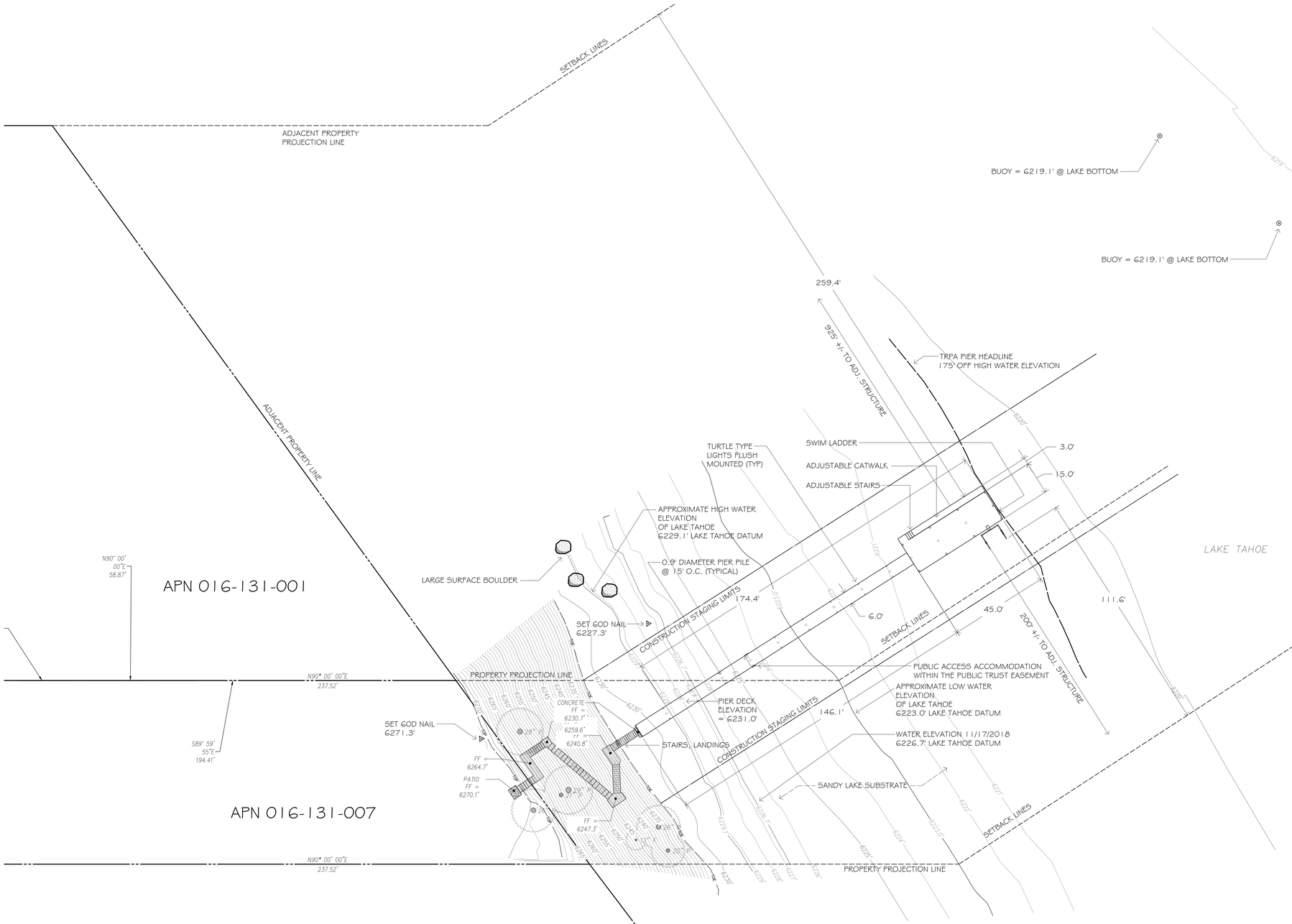
Signature of Evaluator

_____

Title of Evaluator

Attachment E

Proposed Site Plan and Elevations



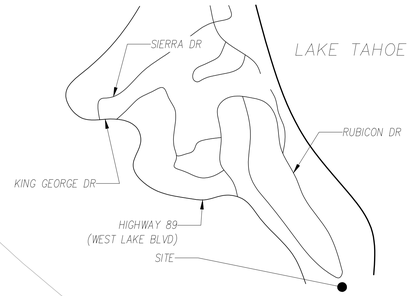
PROPOSED PIER SITE PLAN

SCALE: 1" = 20'

CONSTRUCTION METHODOLOGY & STAGING

1. ALL PILING , BEAMS, STEEL, AND FRAMING TO BE PAINTED A DARK GREY PER MUNSELL CHART (SEE COLOR AND MATERIAL SAMPLES PROVIDED.)
2. CAISSONS MAY BE REQUIRED DURING PILE DRIVING ACTIVITY TO BE INSTALLED AROUND PILING AT THE DISCRETION OF THE TRPA INSPECTOR UPON A PRE-GRADE INSPECTION. A FLOATING FINE MESH-FABRIC SCREEN OR OTHER SUSPENDED MATERIAL UNDER THE PIER WILL BE DEPLOYED TO CAPTURE FALLEN MATERIAL DURING ANY CONSTRUCTION WHERE DEBRIS MIGHT ENTER THE LAKE. REMOVAL OF CAISSONS, OR ANY TURBIDITY BARRIER AT THE DISCRETION OF THE TRPA INSPECTOR.
3. ALL CONSTRUCTION ACCESS ASSOCIATED WITH THE PIER CONSTRUCTION SHALL OCCUR FROM THE LAKE VIA BARGE OR AMPHIBIOUS MARINE VESSEL. DELIVERY, REMOVAL, AND STAGING OF EQUIPMENT AND MATERIALS SHALL OCCUR ON AND FROM THE BARGE/AMPHIBIOUS VESSEL. NO CONTAINERS OF FUEL, PAINT OR OTHER HAZARDOUS MATERIALS MAY BE STORED ON THE PIER OR SHORELINE.
4. NO STAGING OF EQUIPMENT OR MATERIALS SHALL OCCUR ON THE SHORELINE DURING MARINE CONSTRUCTION ACTIVITIES. IF UTILIZING AMPHIBIOUS VESSEL, OVERNIGHT STORAGE OR EMERGENCY PARKING MAY BE ALLOWED ABOVE THE WATER LINE FOR SAFETY DURING THE PROJECT.
5. SPILL CONTAINMENT MATERIALS SHALL BE PRESENT AND AVAILABLE DURING CONSTRUCTION ACTIVITIES, AND ALL PERSONNEL ASSOCIATED WITH THE PROJECT SHALL BE TRAINED ON EMERGENCY RESPONSE PROCEDURES.
6. CONSTRUCTION RELATED DISTURBANCE TO THE LAKE SUBSTRATE IS PROHIBITED EXCEPT FOR DISTURBANCE ASSOCIATED WITH THE INSTALLATION OF PILE DRIVING ACTIVITIES, DRILLING, PINNING, OR BOLTING ACTIVITIES, OR ASSOCIATED CONSTRUCTION-RELATED ACTIVITIES NECESSARY TO AFFIX, ANCHOR, OR PLACE APPROVED STRUCTURAL COMPONENTS AND ACCESSORIES.
7. CONSTRUCTION ACTIVITIES SHALL NOT INCREASE WATER TURBIDITY OR CAUSE ANY SUSPENSION OF LAKE SEDIMENTS IN THE WATERS OF LAKE TAHOE.

VICINITY MAP



LEGEND

- RECORD PROPERTY LINE W/BEARING & DISTANCE
- RECORD ADJACENT PROPERTY LINES
- RECORD R/W CENTERLINE
- SETBACK, LINE PER ZONING CODE
- RECORD EASEMENT
- EDGE OF AC PAVING
- INTERMEDIATE CONTOUR (1' INTERVAL)
- INDEXED CONTOUR (5' INTERVAL)
- TOP OF SLOPE
- TOE OF SLOPE
- FLOWLINE
- FENCE
- OVERHEAD UTILITY
- EXISTING TREES WITH APPROXIMATE DRIPLINE (SPRUCE, F=FIR, C=CEDAR, A=ASPEN T=UNKNOWN TYPE, -D=DEAD
- SN = STUMP OR SNAG
- LARGE SURFACE BOULDER
- SURVEY CONTROL POINT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- DIMENSION POINT; NOTHING FOUND
- UTILITY BOX (AS NOTED)
- UTILITY VAULT (AS NOTED)
- ABOVE GROUND UTILITY METER (AS NOTED)
- UTILITY VALVE (AS NOTED)
- SANITARY SEWER MANHOLE
- ELECTRICAL TRANSFORMER
- BOLLARD POST
- FIRE HYDRANT
- UTILITY POLE
- EXISTING BUILDINGS W/EAVES
- EXISTING DECKS
- GRAVEL
- CONCRETE
- COMPACTED DIRT

SURVEY NOTES

1. VERTICAL DATUM BASED ON FIELD MEASUREMENTS OF LAKE TAHOE. DATUM = LAKE TAHOE DATUM. HORIZONTAL DATUM IS ASSUMED.
2. THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA. PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK 11/17/2018.
7. PROPERTY LINE PROJECTIONS AND COVERAGE CALCULATIONS BASED ON STATE LANDS COMMISSIONS AND THE TRPA AND MUST BE VERIFIED DIRECTLY WITH THE RELEVANT GOVERNING BODY PRIOR TO USE IN ANY DESIGN.
8. THE DIGITAL DATA AND SURVEY CONTROL POINTS CONTAINED WITHIN THIS SURVEY ARE THE PROPERTY OF THE PROFESSIONAL LAND SURVEYOR. THE CLIENT NAMED ON THE TITLE SHEET IS PERMITTED A SINGLE-USE LICENSE FOR SAID DATA AND CONTROL POINTS FOR A PERIOD OF 2 YEARS FROM THE DATE OF FIELD WORK OUTLINED IN NOTE #6.
9. THIS SURVEY SHALL NOT BE USED IN ANY DESIGN DOCUMENT, SUBMITTAL, OR FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY PROFESSIONAL LAND SURVEYOR.
10. THE PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IN THE USE TO THE DATA CONTAINED IN THIS SURVEY IF ANY EDITS ARE MADE TO SAID INFORMATION.

PROJECT INFORMATION:

OWNER: LAURENTINUM, LP
P.O. BOX 766
TAHOMA, CA 96142

PLANNER: JAN BRISCO
P.O. BOX 1888
TAHOE CITY, CA. 96145
530.583.6882

REVISIONS	BY
PIER HEADLINE 06.20.20	RPM
PUBLIC ACCESS ACCOM. 07.06.20	RPM

Ronna "Ron" Maloweni, P.E.
530.525.7617
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tahoe city, ca 96145
96145
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R•P•M ENGINEERING
ENERGY DESIGN + CALCULATIONS
CIVIL + STRUCTURAL ENGINEERING
RESIDENTIAL DESIGN SITE DESIGN

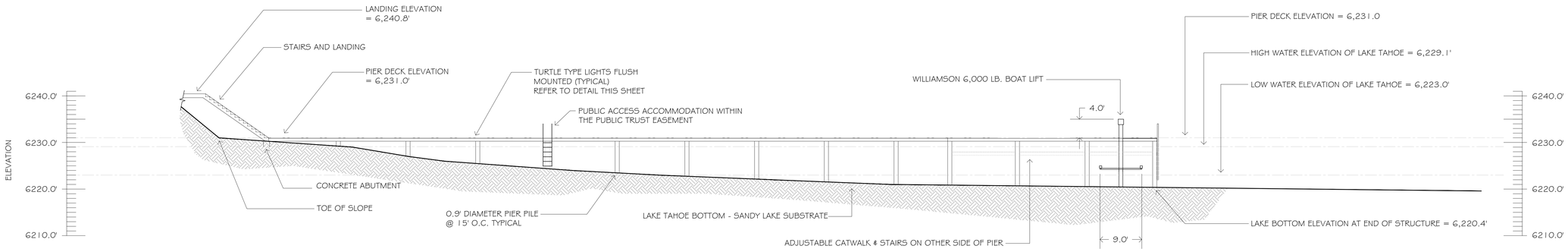
PROPOSED PIER PLAN

LAURENTINUM, LP
9120 SOUTH LANE
APN 016-131-001
LAKE TAHOE, EL DORADO COUNTY, CA.

LAURENTINUM, LP
9101 STATE HIGHWAY 89
APN 016-131-007
LAKE TAHOE, EL DORADO COUNTY, CA.

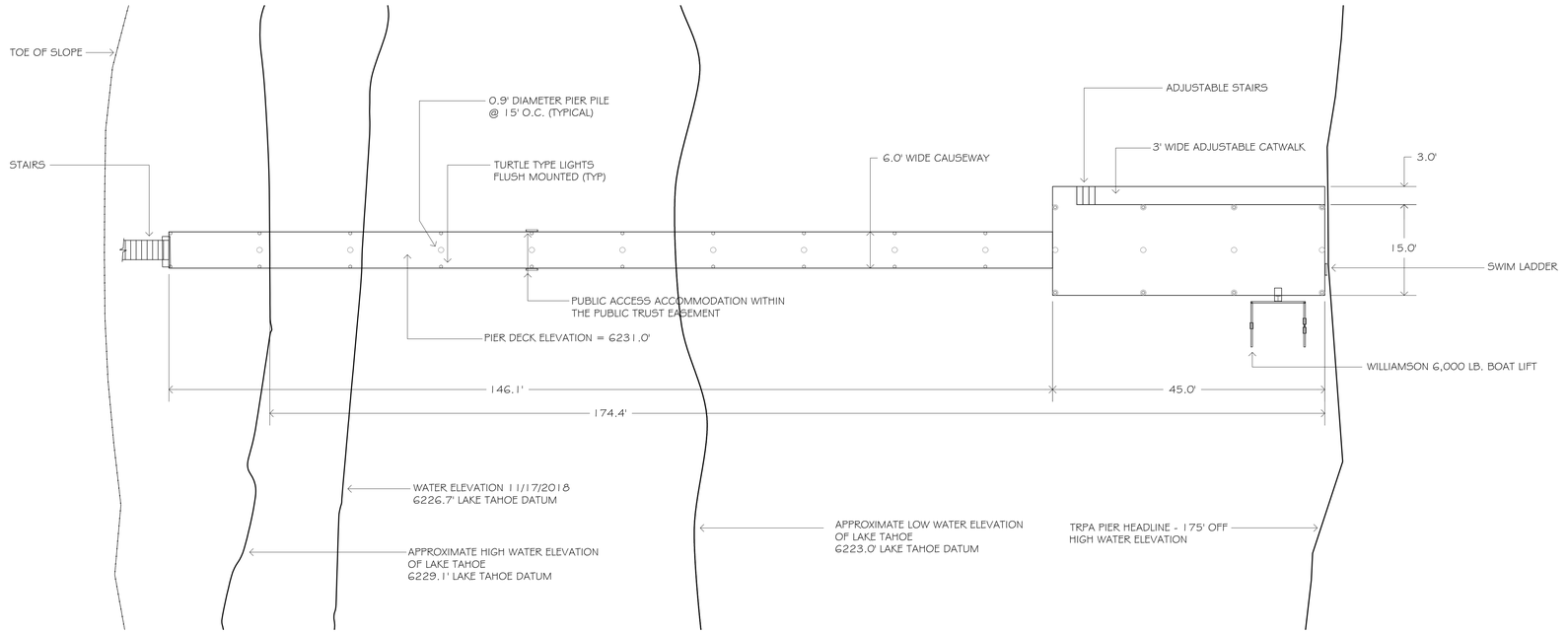
DATE: 05.01.19
SCALE: 1" = 20'
DRAWN: RPM
JOB: 19-019
SHEET: 1
OF: XX SHEETS

CONSENT CALENDAR ITEM NO. 6



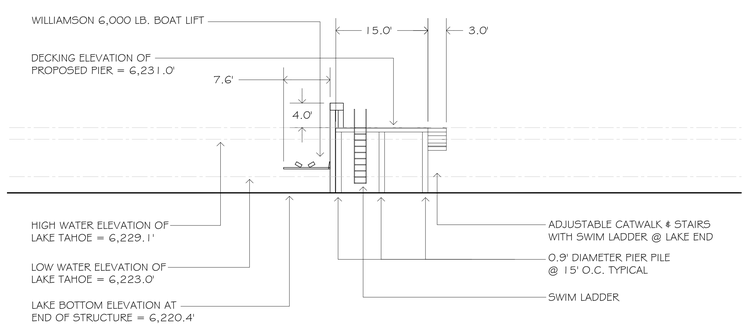
PROPOSED PIER PROFILE

SCALE: 1" = 10'



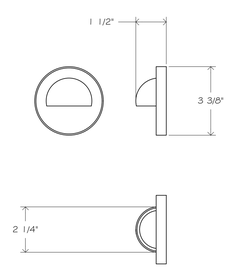
PROPOSED PIER PLAN

SCALE: 1" = 10'



PROPOSED PIER END SECTION

SCALE: 1" = 10'

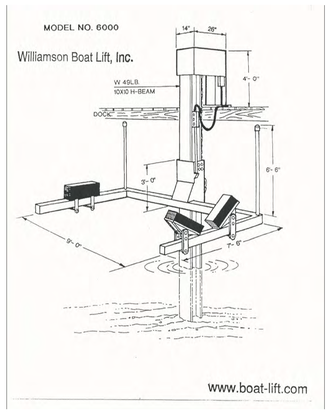


KICHLER LANDSCAPE HALF MOON LOW VOLTAGE DECK LIGHT
MODEL 15064

1. SINGLE DECK LIGHT
2. BRASS AND BRONZED BRASS FEATURE WITH SOLID BRASS CONSTRUCTION
3. 1-10 WATT GY6.35 HALOGEN LIGHT BULB

TURTLE TYPE LIGHTS

SCALE: NONE



WILLIAMSON 6,000 LB. BOAT LIFT

SCALE: NONE

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SCALE: 1" = 10'
DRAWN: RPM
JOB: 19-019
SHEET: 2
OF: XX SHEETS

CONSENT CALENDAR ITEM NO. 6