



# TRPA Governing Board

## Gilmartin/Telfeian/Akatiff New Multiple-Parcel Pier

GB Agenda Item VIII.B

May 27, 2020





# Gilmartin/Telfeian/Akatiff New Multiple-Parcel Pier

GB Agenda Item VIII.B

## 2018 Shoreline Plan and Implementation

### Pier Review Pre- and Post Shoreline Plan

#### Gilmartin/Telfeian/Akatiff Pier

- Staff recommendation for approval
- Shoreline code consistency
- Retirement of shorezone development potential

# Gilmartin/Telfeian/Akatiff New Multiple-Parcel Pier GB Agenda Item VIII.B



## Key Elements of the Shoreline Plan for New Piers

- 128 new piers
- Allocated every 2 years
- Prioritization criteria
  - number of parcels retiring development potential
  - Prioritizes piers in less sensitive scenic areas
- Code defines design standards

**Table 84.4.4-1. 16-Year Release Schedule for New Private Piers**

Implementation Years	Maximum New Private Piers		
	Total	Multiple-Parcel	Single-Parcel
1-2	12	7	5
3-4	12	8	4
5-6	12	9	3
7-8	12	11	1
8-year implementation review per 84.4.4(G)			
9-10	12	11	1
11-12	12	11	1
13-14	12	11	1
15-16	12	10	2
<b>Total</b>	<b>96</b>	<b>78</b>	<b>18</b>

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## Multiple-Parcel Pier

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#### Multiple-Parcel Pier Review After Adoption of 2018 Shoreline Plan

- Before 2018 shoreline plan, no clear standards
- Now there are standards:
  - length and width
  - # of boatlifts
  - scenic massing
  - development potential retired
  - fish habitat
  - littoral impacts

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## Multiple-Parcel Pier

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<b>Streams</b>	<b>Outside of Stream Mouth Protection Zone (SMPZ)</b>	<b>1.5 miles away from the nearest SMPZ located at Kings Beach</b>	<b>In conformance</b>
<b>Fish Habitat</b>	Mitigation at 1:1 for Feed/Cover fish habitat	Replaced fish habitat adjacent to project, mitigation of \$20,706 for additional 345.1 linear feet	In conformance
<b>Length</b>	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.	345'-1", extends 45 feet past lake bottom elevation 6,219.	In conformance
<b>Setbacks</b>	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
<b>Width</b>	Maximum 15' wide excluding catwalks	15' with two (2) boatlifts on either side of the pier.	In conformance
<b>Catwalk</b>	Maximum of 3' by 30'	3' x 15'	In conformance

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Boatlift	One boat lift per littoral parcel (max. 4)	Four boatlifts	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	520 sf of visible mass allowed for piers serving 4 or more primary residential littoral parcels (does not include accessory structures such as boatlifts, boats, handrails, and ladders).	452.29 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



# Gilmartin/Telfeian/Akatiff New Multiple-Parcel Pier - Staff Recommendations

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



# Gilmartin/Telfeian/Akatiff New Multiple-Parcel Pier - Questions

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# Gilmartin/Telfeian/Akatiff New Multiple-Parcel Pier - Public Comment

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# Gilmartin/Telfeian/Akatiff New Multiple- Parcel Pier - Governing Board Deliberation & Action

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# Gilmartin/Telfeian/Akatiff New Multiple-Parcel Pier – Motions

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