



RECREATIONAL PIERS AND DOCKS INFORMATION SHEET ON PERMIT REQUIREMENTS

GENERAL INFORMATION

The construction, reconstruction and repair of private recreational piers and docks on Donner Lake require a building permit in accordance with the Town Building Code. Because the pier or dock encroaches into protected waters of the United States and State of California and may be located on State of California lands or public trust easements, approvals and permits from the California Regional Water Quality Control Board, California Department of Fish and Game, United States Army Corps of Engineers, and California State Land Commission are also required before a building permit may be issued. This information sheet explains what must be submitted to the Community Development Department to obtain a building permit. It also lists other Town regulations and standards that apply to piers and docks on Donner Lake. (Please note that the Federal and State agencies will also have regulations and standards that may apply to the construction or repair of the pier or dock.)

BUILDING PERMIT REQUIREMENTS

The following items must be submitted as part of your building permit application submittal. If any of these items are missing, your application may not be accepted.

1. Residential Permit Request Form.
2. Complete set of plans - please refer to the Residential Submittal Checklist document for the requirements in preparing these documents.
 - a. Topographic and Boundary Survey
 - b. Site Plan (*In addition to the information required by the Residential Submittal Checklist, the site plan must show the following contour elevations of the lake bed: the 100-year floodplain, the high water line at 5935.7 feet (NGVD 1929), and the low water line at elevation 5928.0 feet (NGVD 1929). The elevations shall be prepared, signed and stamped by a licensed surveyor or a licensed engineer and be based on the National Geodetic Vertical Datum of 1929.*)
 - c. Exterior Elevations
 - d. Construction Details (floor, framing and foundation plans, cross sections, etc.)
 - e. Engineering Calculations
3. Written documentation of permits, approvals, or waivers from the following Federal and State agencies. (See "Approvals from Federal and State Agencies" and "State Lands Commission" for further details).
 - a. California Regional Water Quality Control Board
 - b. United States Army Corps of Engineers
 - c. California Department of Fish and Game
 - d. California State Lands Commission OR Exemption
4. Plan Check fee; staff will relay amount due at submittal and payment must be submitted prior

to project being routed for review.

TOWN CODE REQUIREMENTS

The construction or repair of the pier or dock must comply with all applicable provisions of the Town Building Code. In addition, the following Development Code requirements must be met before a building permit may be issued:

- No more than one pier, dock, ramp, or similar structure is allowed on a parcel.
- Sidewalls and roofs on the pier or dock are prohibited. Safety railings with a maximum height of four feet are allowed.
- The pier, dock, ramp, or similar structure must be located a minimum of five (5) feet from side property lines.

APPROVALS FROM FEDERAL AND STATE AGENCIES

Because Donner Lake is a protected water of the United States and the State of California, a number of Federal and State regulations are applicable to piers and docks in Donner Lake. Before the Community Development Department may issue a building permit for the construction or repair of a pier or dock, we must have written documentation or evidence demonstrating that the property owner has complied with all applicable Federal and State regulations and that the construction or repair of the pier or dock will be done in accordance with those regulations.

Written documentation or evidence of a permit, approval, or waiver (from their requirements) from the following Federal and State agencies must be submitted as part of your building permit application. If you do not submit one or more of these agency approvals, the Community Development Department cannot issue your building permit.

Type of Permit/Approval: Clean Water Act Section 401 Water Quality Certification and Floodplain Exemption
Agency: California Regional Water Quality Control Board, Lahontan Region
Address: 2501 Lake Tahoe Blvd
South Lake Tahoe, CA 96150
Contact: William Chen, Scientific Aid, (530) 542-5480
Alan Miller, P.E., Chief North Basin Regulatory Unit, (530) 542-5430

Type of Permit/Approval: Clean Water Act Section 401 Water Quality Certification and Nationwide Permit
Agency: Department of the Army, U.S. Army Engineer District, Sacramento
Corps of Engineers
Address: 1325 J Street
Sacramento, CA 95814-2922
Contact: Kaitlyn Pascus (916) 557-7247

Type of Permit/Approval: Lake or Streambed Alteration Agreement
Agency: California Department of Fish and Wildlife
Address: 1701 Nimbus Rd, Suite A
Rancho Cordova, CA 95670
Phone: (916) 358-2812
When contacting the Department of Fish and Wildlife, please request a Streambed or Lakebed Alteration Notification Package.

STATE LANDS COMMISSION

The California State Lands Commission asserts jurisdictional authority for any pier, dock, or other structure that extends beyond the historical low water mark of Donner Lake at elevation 5928.0 feet (NGVD 1929). A Public Trust easement exists within Donner Lake lying at and below the high water mark, elevation 5935.7 feet (NGVD 1929). For portions of the project that will occur at or below the high water mark, any proposed improvements must be designed and constructed to provide legal public access either over, under, or around the proposed improvements in order to preserve and maintain the legal public access within the Public Trust easement. Before the Community Development Department may issue a building permit for the construction or repair of a pier or dock, we must have written documentation or evidence demonstrating that the property owner has complied with applicable State Lands Commission regulations.

A lease from the State Lands Commission or a letter from State Lands Commission stating that they do not have jurisdiction over the area of the proposed/existing dock or pier is required to be submitted with your building permit application. If you do not comply with this requirement, the Community Development Department cannot issue your building permit.

Type of Permit/Approval: State Lands Lease
Agency: California State Lands Commission
Address: 100 Howe Ave, Suite 100 South
Sacramento, CA 95825
Contact: (916) 574-2320

ADDITIONAL INFORMATION

If you have any questions or would like additional information, please contact the Community Development Department at (530) 582-7820, and a Development Services Technician or Plans Examiner will be glad to talk with you.