TAHOE REGIONAL PLANNING AGENCY

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January 29, 2026

A. Lyn Barnett
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VERIFICATION OF LAND COVERAGE, LAND USES, & RECREATION CAPACITY
LAKESIDE PARK ASSOCIATION
4041 LAKESHORE BOULEVARD, CITY OF SOUTH LAKE TAHOE, CALIFORNIA
ASSESSOR PARCEL NUMBERS 029-601-001 & 029-601-002
TRPA FILE NUMBER VBOC2025-0203

Dear Mr. Barnett:

This letter is to inform you that Tahoe Regional Planning Agency (TRPA) staff reviewed all pertinent information regarding the subject properties as part of the verification process. The application specifically requested recognition of the land coverage, land uses, and recreation capacity.

Parcels 029-601-001 and 029-601-002 collectively comprise the property known as Lakeside Beach and Marina, which is owned and operated by the Lakeside Park Association. Lakeside Park Association and Lakeside Park Mutual Water Company were established in 1938 to provide drinking water and recreational facilities to their members, who include residential and commercial property owners. Although the beach and marina are privately owned, public access is available when capacity allows.

Various land uses are associated with Lakeside Beach and Marina parcels:

1. Marina: "*Establishments primarily providing water-oriented services, such as: yachting and rowing clubs; boat rentals; storage and launching facilities; sport fishing activities; excursion boat and sightseeing facilities; and other marina-related activities, including but not limited to fuel sales and boat engine repair. Outdoor storage or display is included as part of the marina use.*"

   The Lakeside Marina has been in operation since the 1950s and includes 63 boat slips, 10 mooring buoys, a boat ramp, fuel sales, outdoor storage, and office space. A boat rental concession currently operates out of the marina. All legally existing accessory uses may continue to operate in accordance with the verified existing recreational capacity (People at One Time).

   There is no pier associated with these parcels. There are breakwaters or jetties on the north, south, and west sides of the marina. Boat slips were previously attached to the jetty on the north side of the marina but were removed around 2004 when the marina was reconfigured. Currently, a floating dock is attached to the jetty, allowing boats to temporarily dock for loading.

The marina structures do not meet the definition of a pier, and TRPA cannot verify any of the existing structures as a pier at this time.

2. Waterborne Transit *"Commercial use of a vessel rated by the U.S. Coast Guard for more than 30 passengers, where such passengers board and unboard at different times."*

   A water taxi, operated by Action Watersports Tahoe, provides service between Lakeside Beach, Timber Cove, and Camp Richardson, and was approved by TRPA in permits 20030611STD and 20030415STD.

3. Shoreline Protective Structure *"walls, earthen banks, bulkheads, or other devices designed to prevent direct erosion or flooding of the backshore by reinforcing the interface between land and water."*

   A protective structure was permitted on the north side of the beach to protect the pump house from erosion control per TRPA file 19960451.

4. Beach Recreation: *"the recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, and picnic sites, and nearshore facilities such as multiple-use piers and buoys."*

   Lakeside Beach is operated as a recreation area with bathroom facilities, a playground, and a restaurant with outdoor dining tables (operating as an accessory use with no Commercial Floor Area).

5. Local Public Health and Safety Facilities: *"Facilities operated by public or quasi-public entities for the local protection of the public, such as: fire stations and other fire prevention facilities; police and sheriff substations; satellite highway maintenance and snow removal facilities; water tanks, pumps, wells, and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency facilities."*

   The pump house located on the north side of the beach was built prior to 1972 and is considered legally existing.

6. Water intake lines: *"Pipelines and accessory structures, located within a body of water, whose purpose is to draw in and transport water to the backshore or beyond."*

   TRPA approved one water intake line as a replacement for a pre-existing intake line in permit 19921130STD.

LAND COVERAGE VERIFICATION

Parcel 029-601-001

Verified Existing Coverage (Class 1b)	Total (sq.ft.)
Building	1,521
Pavers	460
Storage	104
Concrete	1,485
Asphalt	1,217
Deck	663
Compacted Sand & Gravel	1,960
Total Verified Existing Coverage	**7,410**

TRPA staff was unable to verify some of the coverage due to a lack of evidence that it was legally established. To be considered legal, coverage must have been established prior to February 1972 or thereafter with a permit.

Unverified Coverage	Square Feet
Pavers	271
Compacted Sand & Gravel	272
Total Unverified Coverage	**543**

Parcel 029-601-002

Verified Existing Coverage (Class 1b)	Total (sq.ft.)
Building	921
Pavers	3,172
Storage	60
Concrete	465
Asphalt	847
Compacted Sand & Gravel	2,081
Total Verified Existing Coverage	**7,546**

TRPA staff was unable to verify some of the coverage due to a lack of evidence that it was legally established. To be considered legal, coverage must have been established prior to February 1972 or thereafter with a permit.

Unverified Coverage	Square Feet
Pavers	214
Compacted Sand & Gravel	305
Total Unverified Coverage	519

RECREATION CAPACITY

TRPA measures recreation capacity in terms of "People at One Time" (PAOT), which represents the number of people a recreation site can reasonably accommodate at a single time. For this property, and consistent with Section 50.9.3.A.1, PAOTs apply only to the marina and not to private beach recreation. Accordingly, the PAOTs are calculated based on the number of buoys and boat slips.

The following POATs are verified as existing on the parcels:

Use	Number of PAOTS	Calculation
Boat Slips	63	1 per boat slip
Buoys	10	1 per buoy
Total	73	

APPEAL RIGHTS

*Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this decision may be appealed within twenty-one (21) days of the date of this correspondence (**February 19, 2026**).*

If you have any questions regarding this matter, please feel free to contact me by phone at (775) 589-5247, or by email at jroll@trpa.gov.

Sincerely,

Julie Roll

Julie Roll
Senior Planner
Permitting & Compliance Department