



NEW PIER APPLICATION PROCESS

I. PROCESS FOR SUBMITTAL OF PRELIMINARY PIER PROPOSAL APPLICATIONS

- Step 1:** Review the TRPA Shorezone development standards for piers in TRPA [Code of Ordinances](#) Chapter 84.4
- Step 2:** Check the [shoreline map](#) to see if your property is within a Stream Mouth Protection Zone or Shorezone Protection Zone. Additional piers are prohibited in these areas.
- Step 3:** Look up your scenic character type, shoreline unit, and attainment status on the [shoreline map](#).
- Step 4:** Submit your online application and pay the application fees using the following link: <https://www.trpa.gov/apply-online/> . Use the APN for the property where the pier will be located. Please note, it is necessary to create a user account to submit an online application.

II. SINGLE-PARCEL PIER LOTTERY SYSTEM

TRPA may authorize up to four single-parcel piers, through issuance of permits, during the current phase of the Shoreline Plan implementation. Subsequent two-year period will see the allotment for single-parcel piers diminish by one potential pier every two years. TRPA will accept for review single-parcel pier applications based on a lottery system pursuant to TRPA Code of Ordinances Section 84.4.C.1 and the distribution limits set forth in Section 84.4.4.D.

PROJECT REVIEW AND ALLOTMENT SCHEDULE

June 1- June 30, 2023	TRPA will accept preliminary project proposals for new single-parcel piers for a 30-day period based on the criteria listed in Code Section 84.4.2 (See Section III).
July 1- July 18, 2023	TRPA will review the preliminary project proposals for new single-parcel piers based on the criteria listed in Section III.
July 19, 2023	If TRPA receives more proposals for single-parcel piers than the 2-year allotment number, TRPA will conduct a random drawing selecting the appropriate amount of single-parcel pier projects to move forward with full review. Chosen proposals will have 6 months from the date of the drawing to submit a complete Shorezone Project application.
January 19, 2024:	Deadline for selected proposals to submit a complete Shorezone Project application to TRPA. Standard project review times will apply.

III. SINGLE-PARCEL PIER APPLICATION CRITERIA

A private littoral parcel shall be eligible and may enter the lottery for an additional single-parcel pier provided the following criteria are met:

1. The subject parcel must be littoral (i.e., adjoin or abut the high-water elevation of Lake Tahoe)
2. No pier exists on the parcel at time of application.
3. Pier development potential on the parcel is not restricted via a deed restriction or other restrictive policy or covenant.
4. The parcel is not located in a Shorezone Preservation Area
5. The littoral parcel does not have access to an existing homeowner's association pier
6. The parcel is not located in a Stream Mouth Protection Zone
7. The parcel is not located within a Visually Sensitive Area

IV. MULTIPLE-PARCEL PIER PRIORITIZATION SYSTEM

TRPA may authorize up to eight multiple-parcel piers, through issuance of permits, during the current phase of the Shoreline Plan implementation. Subsequent two-year period will see the allotment for multiple-parcel piers increase every year, until years 15-16 of the Shoreline Plan, when there will be a slight decrease. TRPA will accept for review and prioritization multiple-parcel pier applications based on the application and prioritization criteria listed in Code Section 84.4.4.C.2 (See Section V).

PROJECT REVIEW AND ALLOTMENT SCHEDULE

June 1- June 30, 2023	TRPA will accept preliminary project proposals for new multiple-parcel piers for a 30-day period based on the criteria listed in Section V.
July 1- July 18, 2023	TRPA will review the preliminary project proposals for new multiple-parcel piers based on the criteria listed in Section V.
July 19, 2023	TRPA will prioritize the project proposals received based on the criteria in Section V. The top project applications based on the prioritization criteria will be chosen by TRPA staff for project review (allotment numbers will change depending on the program implementation year). Chosen proposals will have 6 months from the date of selection to submit a complete Shorezone Project Application. If the prioritization process ends in a tie, a lottery for the last allotment among the remaining, qualifying applications will be used to move forward.
January 20, 2024	Deadline for selected projects to submit a complete Shorezone project application to TRPA. Standard project review times will apply.

V. MULTIPLE-PARCEL PIER APPLICATION & PRIORITIZATION CRITERIA

APPLICATION CRITERIA

Private littoral parcels shall be eligible and may submit a preliminary project proposal for an additional multiple-parcel pier provided the following criteria are met:

1. The parcels must be littoral (i.e., adjoin or abut the high-water elevation of Lake Tahoe)
 - a. **Please upload documentation demonstrating littoral status in a recorded legal description.**
2. No pier exists on the parcels at time of application.
3. Pier development potential on the parcels is not restricted via a deed restriction or other restrictive policy or covenant.
4. The parcels are not located in a Shorezone Preservation Area.
5. The parcels are not located in a Stream Mouth Protection Zone.

PRIORITIZATION CRITERIA

Applications for additional multiple-parcel piers shall be reviewed and prioritized based on the following criteria, in order of decreasing priority:

1. Number of littoral parcels for which the project retires pier development potential within the same Scenic Character Type and the same Scenic Unit as the subject parcel.
2. Number of littoral parcels for which the project retires pier development potential.
3. Piers located in less sensitive scenic character types. Visually Dominated is less sensitive than Visually Modified, which is less sensitive than a Visually Sensitive scenic character type.
4. A littoral parcel that has access to an existing homeowner's association (or similar entity) multiple use pier will be assigned the lowest priority.

Note: If fewer than 12 additional piers are permitted in a given two-year period, remaining piers from that two-year allotment shall be available during the subsequent two-year period within their respective multiple-parcel or single-parcel categories.

VI. ONLINE PROPOSAL SUBMITTAL GUIDANCE

Initial pier proposal applications will be accepted between June 1- 30, 2023 through the online portal at <https://www.trpa.gov/apply-online/>. The review and selection process will begin July 1, 2021 once all application have been received. An applicant may submit proposals for both single-parcel and multiple-parcel piers, if eligible for each. The ranking and selection process for multiple-parcel piers will be done first, and if selected for a multiple-parcel pier, the property will be removed from the single-parcel pier lottery.

To submit a pier proposal application, some general information about the property will be collected to determine eligibility and to determine priority (for multiple-use piers). Specific design details and site plans will not be required for the initial pier proposal submittal. Documentation to demonstrate littoral status is required (grant deed with legal description, etc.). The list of questions on the next page will be asked as part of the online submittal. It is recommended that you look up all your information before logging into the online system. Please note, if submitting on behalf of the property owner, the [owner's authorization form](#) must be signed and uploaded to the online system.

PRELIMINARY PIER PROPOSAL APPLICATION QUESTIONS

(Submit your application using the APN for the property on which the pier will be located)

1. General Scope
 - Single Parcel Pier
 - Multiple Parcel Pier
2. Is the property littoral (i.e., adjoin or abut the high-water line)? **Please upload documentation demonstrating littoral status in a recorded legal description.**
 - Yes
 - No
3. Is there an existing pier on the property?
 - Yes
 - No
4. Does the property have any deed restrictions, easement, or other restrictions that would disqualify the parcel from having a pier? **(if yes, please upload documentation)**
 - Yes
 - No
5. Does the property have access to an existing Homeowners Association Pier?
 - Yes
 - No
6. Is the parcel in a Shorezone Preservation Area? *
 - Yes
 - No
7. Is the parcel located in a Stream Mouth Protection Zone? *
 - Yes
 - No
8. Is the parcel located in a Visually Sensitive Area (single parcel pier only)? *
 - Yes
 - No
9. Scenic Character Type *
 - Visually Dominated
 - Visually Modified
 - Visually Sensitive
10. Scenic Shoreline Unit (Multiple Parcel Pier Only): *
Name and number: _____
11. Number of littoral parcels for which the project retires pier development in the same scenic character type and same scenic unit (Multiple Parcel Pier Only): Number: _____
12. Number of littoral parcels for which the project retires pier development (Multiple Parcel Pier Only):
Number: _____
13. APN(s) for parcels where pier will be located (type both APNs if pier is on two parcels): _____
14. APNs for all parcels retiring development (not including APNs listed above) _____

* Information available on the [shoreline map](#). Search for your parcel (by APN or address) and add the desired layers.