

Shoreline Plan Briefing RPIC

June 27, 2017

Working to Enhance + Protect 72 Miles of
Lake Tahoe's Shoreline





Overarching Goal

Enhance the recreational experience along Lake Tahoe's shores while protecting the environment and responsibly planning for the future.





Organizing Principles

- Fair and Reasonable System of Access
- Preserve Quality Recreation and Public Safety
- Protect and Where Possible Enhance the Environment
- Adapt to Changing Lake Levels
- Implement Predictable and Consistent Rules



Substantial Progress to Date

- Access + Low Lake Adaptation
- Marinas
- Buoys
- Ramps
- Public Piers
- Today – Private Piers



Lake Access Private Parcels and Piers

- Approx. 1,412 private parcels around lake
- Approx. 738 existing private piers
- RPIC endorsed review of 128 additional private piers



Private Pier Proposal (revised)





Specific Planning Objectives - Piers

- Cap development for long-term environmental protection
- Meter development over time: go-slow allocation system
- Reduce overall development potential: Incentivize and prioritize multiple-use facilities, offer single-use pier option
- Distribute access opportunities around Lake Tahoe
- Protect scenic quality of most sensitive shoreline segments (avoid clustering, especially on sandy beaches)
- Manage and monitor shoreline scenic status: 4-year Threshold Review, 8-Year Shoreline Implementation Report



Fair and Reasonable System of Access

Cap development

128 Build Out

Go slow

Allocation - release piers in two phases

- 96 at no more than 12 every two years
- +3 for every eight parcels retired

Reduce overall development potential

Split allocation 80-20

- 80% to multiple-parcel piers (subject to permit priority)
- 20% to single-parcel piers (front-loaded + lottery)





Fair and Reasonable System of Access

Distribute access around the lake

Distributes new piers by geographic share of shoreline - by state and county

- 2/3 California
 - 2/3 Placer : 1/3 El Dorado
- 1/3 Nevada
 - 1/2 Washoe : 1/2 Douglas-Carson

Protect most scenically sensitive shoreline segments

- Limit distribution in VS based on % of VS shoreline in each quadrant





Reduce Overall Development Potential

Access for many

Incentivize multi-use through permit priority and design allowances

- Retire in same scenic/character segment, retire most dev potential, application in least sensitive segment
- Design standards
 - Flexibility (boat lifts, etc.)
 - Visual mass increases with # of parcels
 - Longer = greater functionality in low lake level conditions





Reduce Development Potential: Promote Multiple-Use and Retirement

Open HOA parcels to eligibility

- Only multiple parcel piers allowed (must retire dev potential) in HOA
- Last priority of permit application





Provide Opportunity for Single-Use

Single-Use

- Serving one residential lakefront parcel

Opportunity

- SU applications accepted by lottery if exceed annual allocation
- Front-load in first phase
- For single use pier in Visually Sensitive segment, must retire dev potential





Predictable and Easy-to-Understand System

Development Concepts

- Firm development cap
- 96 initial release
- Up to 12 every two years
- Distribution and location standards
- Priority to multiple-use and number of parcels retired
- Priority to piers in less visually sensitive areas
- Retirement required for release of pier allocations 97 – 128
- Design standards stated and predictable



Tahoe Lakefront Owners' Association Annual Meeting, 2017



Maintain and Attain Thresholds

Buildout cap

Protect most sensitive shoreline

- Scenic sensitive areas
- Stream mouths

Go slow and prioritize multiple parcel applications that retire development potential





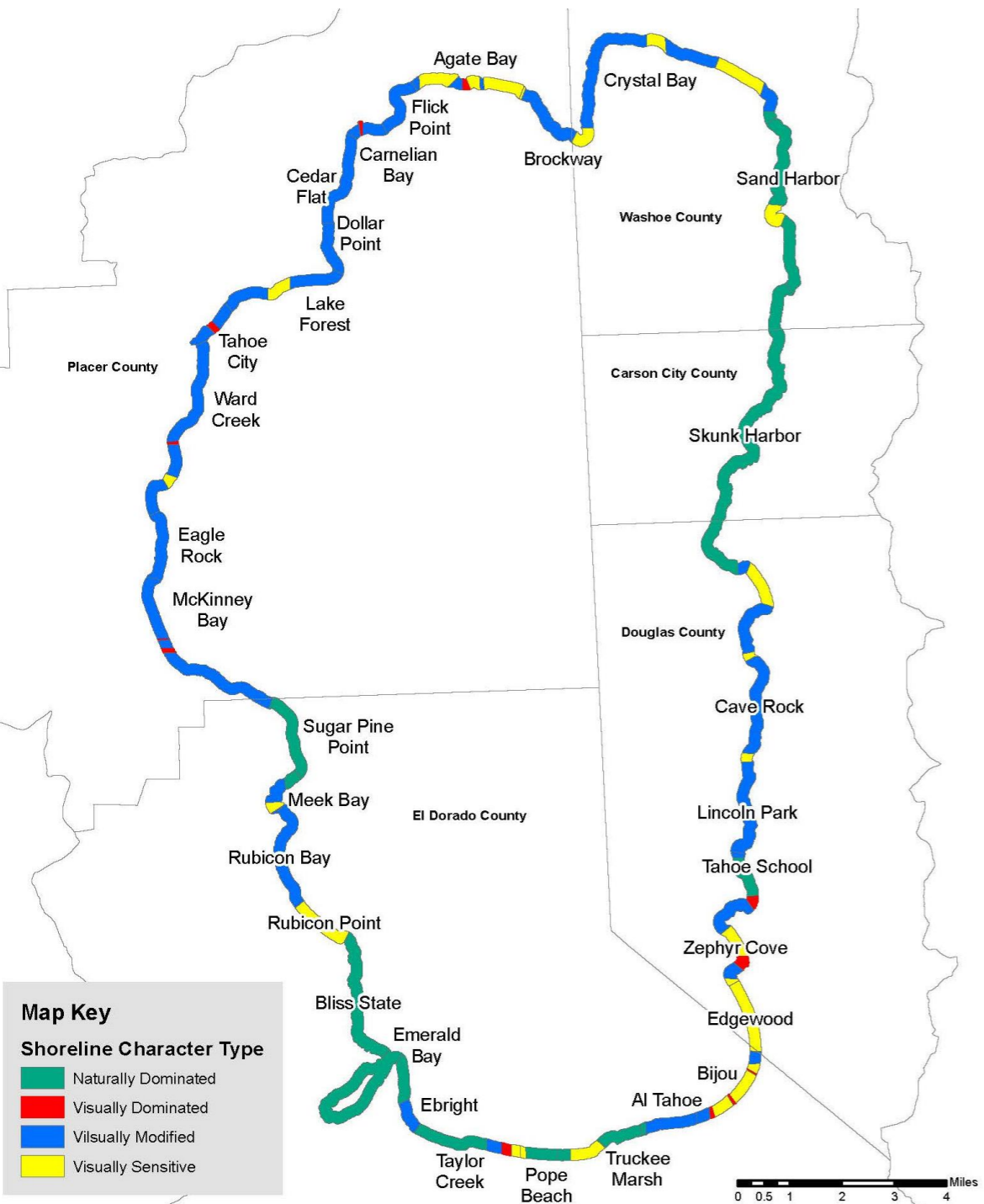
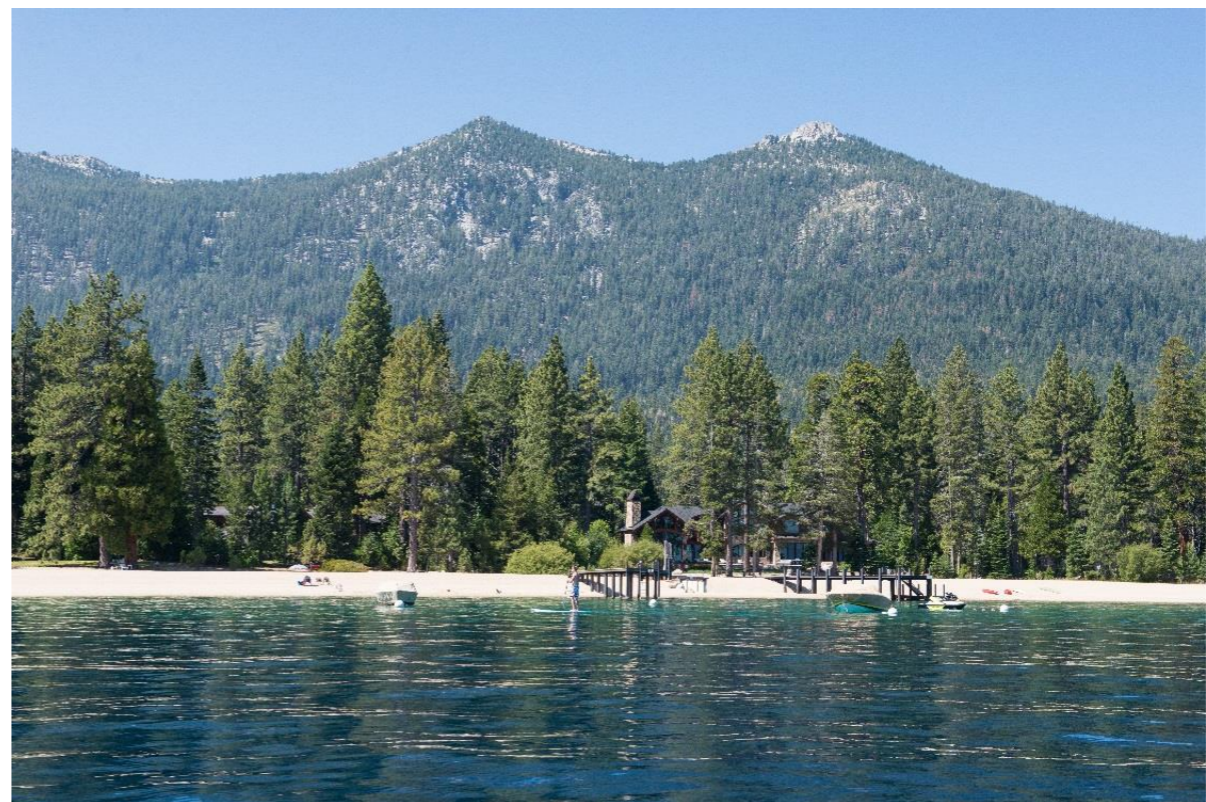
Scenic Threshold

Shoreline Character Types

Visually Modified



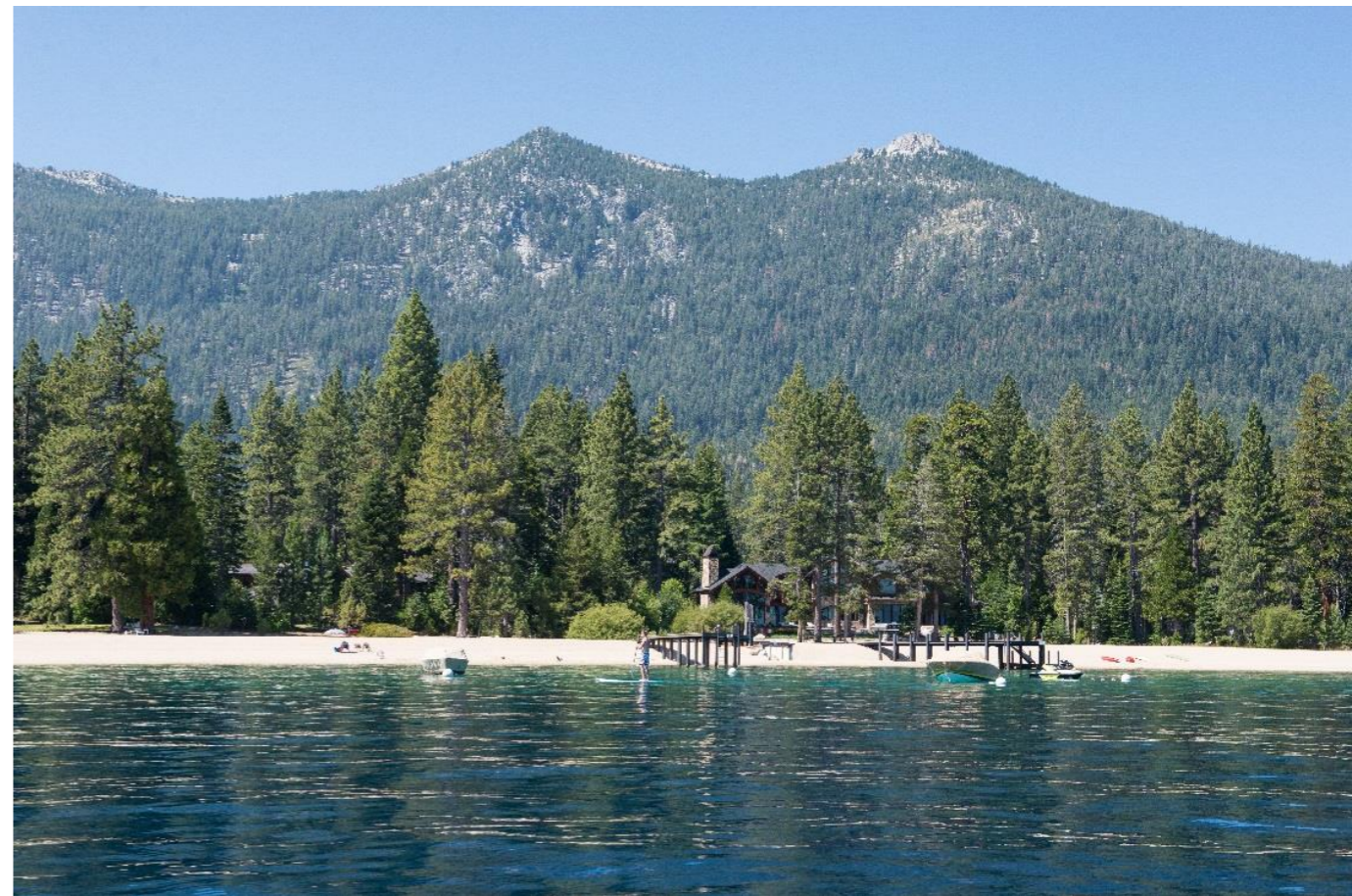
Visually Sensitive





Visually Sensitive Segments

- Proposal addresses aggregation of piers in visually sensitive segments (must retire development potential)
- Proposal places an upward limit on new pier structures in VS in each quadrant/jurisdiction



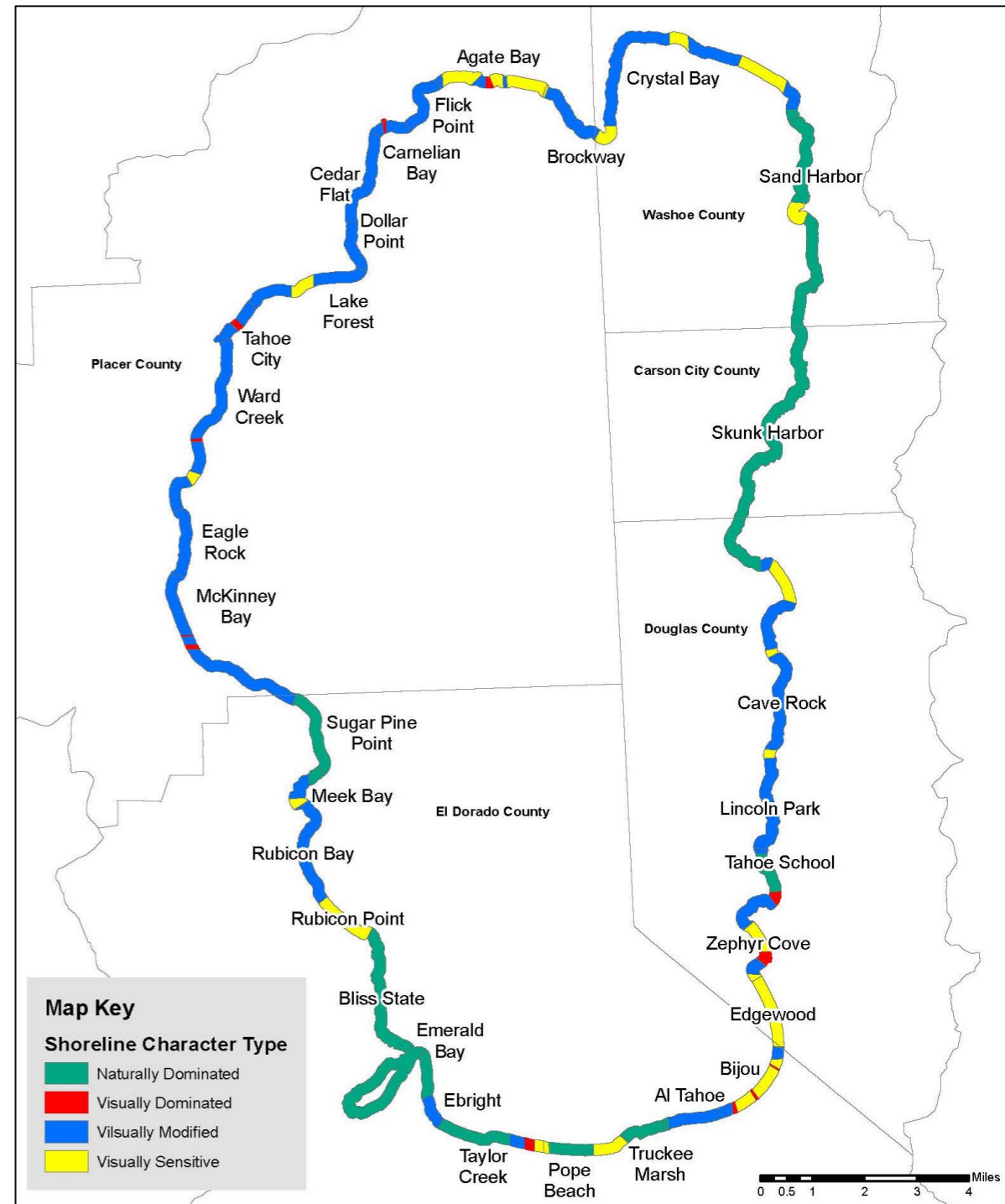


Scenic Mitigation

Mitigation

Increases with scenic sensitivity of location of pier parcel:

- Visually Dominated = 1:1.5
- Visually Modified = 1:2.0
- Visually Sensitive = 1:3.0



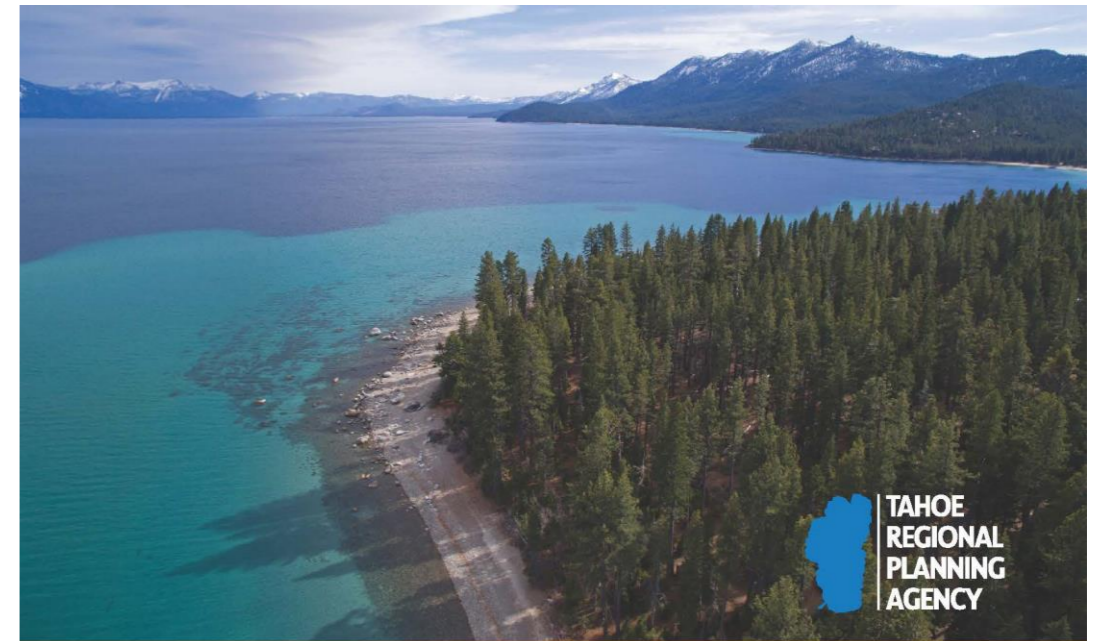


Adaptive Resource Management

Thresholds

Review implementation of program under:

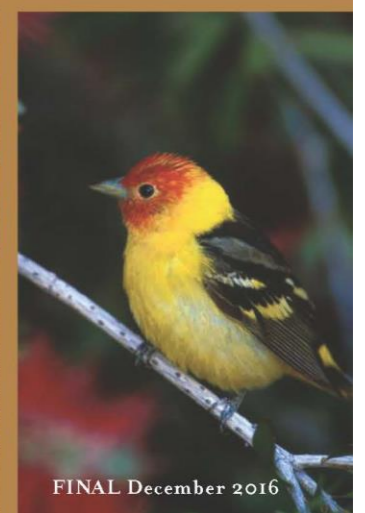
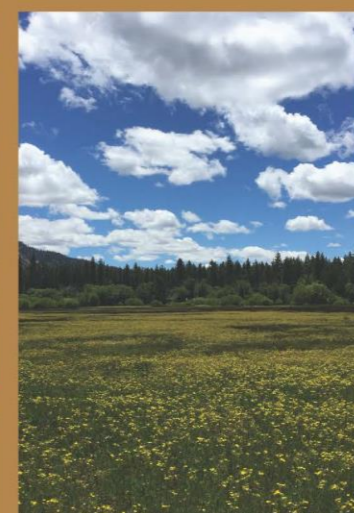
- Threshold Evaluation (every 4 years)
- Eight-year pier and buoy permitting activity report



2015 THRESHOLD EVALUATION

TAHOE REGIONAL PLANNING AGENCY

|| *Lake Tahoe*



FINAL December 2016



Art by
created on pier wood from

Materials

- About the Process
- Timeline
- Decision Making
- Stakeholder Groups
- Meetings
- Materials**
- Sign Up For News
- Shoreline Plan in the News
- Contact Us

Planning Process Materials

- [Stakeholder Assessment: Findings & Recommendations](#) (April 14, 2016)
- [Shoreline Work Plan](#) (April 27, 2016)
- [Charter 5.12.2016](#)
- [Shoreline Brochure](#)

TRPA Governing Board and RPIC Materials

- [April 25, 2017: Regional Plan Implementation Committee Meeting Packet: Shoreline Topic](#)
- [March 22, 2017: Regional Plan Implementation Committee Meeting Packet: Shoreline Topic](#)
- [January 31, 2017: Regional Plan Implementation Committee Meeting Packet: Shoreline Topic](#)
- [November 2016: Regional Plan Implementation Committee Meeting Packet: Shoreline Topic](#)

Shoreline Planning Documents and Information

- [Studies](#)
- [Watercraft Use and Emissions Memo](#)
- [USGS Lake Tahoe Water Levels](#)
- [Map of Lake Tahoe's Shoreline](#)
- [Shoreline Plan Map Tutorial](#)

Shoreline Policy Memos

- [Scope Shoreline Plan](#)
- [Boating Facilities](#)
- [Access Issues](#)
- [Marina Issues](#)
- [Pier Issues](#)
- [Low Lake Level Adaptation](#)

Shoreline Technical Memos

- [Buoys and Buoy Fields](#)
- [Marinas and Public Boat Ramps](#)
- [Multiple Use Piers](#)
- [Pier Eligibility](#)
- [Single Use Piers](#)
- [Private Harbors](#)

Public Feedback

[Public comments as of 4-27-17](#)

Public Engagement + Outreach



Goals: Provide information + solicit input

Organizational briefings

- Lakefront Property Owners
- HOAs
- Chambers of Commerce
- Realtors
- Boaters

Shoreline workshop series



Plan Timeline + Process





ShorelinePlan.org

SHORELINE PLAN 2017





RPIC Endorsement and Direction on Overall Pier Approach