



## **Shoreline Plan Private Pier Distribution Proposal**

**Date: 6-26-2017**

**Version 4**

### **Shoreline Plan Overarching Goal**

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

### **Shoreline Plan 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

### **Pier Proposal Objectives**

This pier proposal aims to harmonize the following objectives:

- Provide fair and reasonable system of access and fairly distribute access around the lake
- Incentivize and prioritize a system of access for multiple use facilities
- Provide opportunity for single-use piers
- Provide flexibility in the location of water-dependent structures
- Develop a predictable and easy-to-understand system
- Maintain and attain environmental thresholds
  - Cap and distribute new piers geographically
  - Go slow allocation system
  - Manage and monitor shoreline scenic status (improvements and/or declines)
  - Avoid clustering (especially in Visually Sensitive areas, such as sandy beaches)
  - Reduce overall development potential

## **Private Pier Proposal Elements**

### **Build-out Cap**

- 128 build-out cap on private piers.

### **Private Pier Allocation**

- 96 of the 128 piers may be permitted over the first 16 years. Up to 12 piers would be permitted every two years with any remaining balance rolling over to subsequent years. The release of additional piers after the initial 16-year period would be contingent upon the number of parcels that retire pier development potential during program implementation. TRPA will release three new piers for every 8 parcels that retire future pier development.
- The 128 piers will be allocated 20% to single parcel piers and 80% to multiple parcel piers (those that retire development potential). Opportunities for single parcel piers will be front-loaded, that is, more allocated in the early years to address pent-up demand and to allow multiple-use piers to organize, and then reduced in later allotments

### **Permitting Priority**

- If TRPA receives more single parcel pier proposals than allotted in any given round, the single parcel piers will be distributed by lottery.
- Multiple parcel pier proposals would be prioritized based on the following order:
  - 1) Pier proposals that retire the most pier development potential (i.e. parcels) within the same scenic character type within the same scenic unit.
  - 2) Pier proposals that retire the most pier development potential.
  - 3) Piers located in less sensitive scenic character types (i.e. Visually Dominated is less sensitive than Visually Modified which is less sensitive than Visually Sensitive).
  - 4) If a parcel has access to an HOA pier, it would have last priority in permitting.

### **Eligibility Criteria**

- All private littoral parcels are eligible unless:
  - a) Deed restricted or in a Shorezone Preservation Area,
  - b) Within a Stream Mouth Protection Zone, or
  - c) Less than 45' of shoreline width (cannot meet setbacks).

### **HOAs**

- If littoral property owners have access to an HOA pier, they are eligible to apply for a multiple parcel pier.
- If single use design standards apply (i.e., serving only one residential parcel), then applicant must retire development potential on 1

additional parcel to qualify, and if located in Visually Sensitive, applicant must retire at least 2 parcels with at least one of the two in the same segment.

### **Scenic Mitigation**

- Scenic mitigation increases with scenic sensitivity of location of the pier parcel:
  - Visually Dominated = 1:1.5
  - Visually Modified = 1:2.0
  - Visually Sensitive = 1:3.0

### **Distribution**

- Distribute the 128 new private piers around Lake Tahoe as follows:
  - a. 86 to California (67%)
    - i. 58 of the 86 to Placer Quadrant (67%)
    - ii. 28 of the 86 to El Dorado Quadrant (33%)
  - b. 42 to Nevada (33%)
    - i. 21 of the 42 to Washoe Quadrant (50%)
    - ii. 21 of the 42 to Douglas/Carson Quadrant (50%)
- In Visually Sensitive areas, only multiple parcel piers would be allowed.
- Pier development within Visually Sensitive areas would be limited based on the percentage of Visually Sensitive shoreline within each quadrant as listed below.

#### **Placer Quadrant**

- Up to 13% of the 58 piers (7) may be located in Visually Sensitive areas

#### **El Dorado Quadrant**

- Up to 22% of the 28 piers (6) may be located in Visually Sensitive areas

#### **Washoe Quadrant**

- Up to 14% of the 21 piers (3) may be located in Visually Sensitive areas

#### **Douglas/Carson Quadrant**

- Up to 18% of the 21 piers (3) may be located in Visually Sensitive areas

Note: The length of Visually Sensitive shoreline as a percentage of total length within each quadrant is as follows: Placer (13%), El Dorado (22%), Washoe (14%), and Douglas/Carson (18%)

### **Adaptive Management**

- Address all threshold impacts and mitigate visual impacts of new piers based on scenic sensitivity of pier location.

- Review implementation of program under both Threshold Evaluation process (every 4 years) and an eight-year pier and buoy permitting activity report.

Note: **\*\*Character Types: Visually Modified (VM)** and **Visually Dominated (VD)** = influenced by prominent existing structures, such as developed areas and marinas, respectively and **Visually Sensitive (VS)** = highly scenic or vulnerable landscapes, including sandy beaches, that exhibit the influence of human modifications.