



Meeting Materials: Steering Committee

Version 6

Last Updated: 3-1-17

Piers: Single-Use

GIS Mapping Summary

The following information is a brief summary of GIS mapping of the **768 existing piers**.

Proximity of Piers to Pierhead Line	Notes
<ul style="list-style-type: none"> ▪ 397 (52%) are shorter than the pierhead line by more than 10 feet, with a median distance of 42 feet ▪ 299 (39%) are shorter than the pierhead line by more than 20 feet, with a median distance of 57 feet 	<ul style="list-style-type: none"> ▪ The pierhead line is generally aligned near the end of most piers (i.e. >49%) ▪ Less than 14% of piers are longer than the pierhead line
Proximity of Piers to Elevation 6219'	
<ul style="list-style-type: none"> ▪ 479 (62%) are shorter than elevation 6219' by more than 10 feet, with a median distance of 97 feet ▪ 423 (55%) are shorter than elevation 6219' by more than 20 feet, with a median distance of 113 feet 	<ul style="list-style-type: none"> ▪ There are at least 10 concentrated areas where existing piers are located in low gradient shoreline areas well shy of elevation 6219' (see images below) ▪ Most of these situations are located along the north and northwest shore ▪ Approximately 38% of piers are built at or beyond elevation 6219'
Relationship to Mapped Spawning Habitat *	
<ul style="list-style-type: none"> ▪ 174 (23%) are in areas of mapped spawning habitat. <ul style="list-style-type: none"> • 9 are on public parcels • 165 are on private parcels 	<ul style="list-style-type: none"> • Three categories of fish habitat: 1) feed and cover; 2) spawning; and 3) marginal
<ul style="list-style-type: none"> • There are 191 parcels without piers in spawning habitat. <ul style="list-style-type: none"> ▪ 22 are public ▪ 169 are private 	

*TRPA staff completed this analysis a few years ago

Example Locations

Green Line = 6219'

White Line = Pier Headline





Background - Piers

Summary of Existing Regulations for New Piers

The TRPA Code of Ordinances, Section 84.5

1. One pier per littoral parcel
2. New piers prohibited within 200 feet of stream inlets
3. New piers prohibited within prime fish habitat
4. Length may extend to the pierhead line or elevation 6,219, whichever is less*
5. Density, length, width and setback waivers for Multiple-Use Piers

* The 2008 proposed regulations for new piers included a length limit of 150 feet for single-use piers and 300 feet for multi-use piers. Multi-use piers were given preference and allowances to deviate from design standards.

Overview of Temporary Extensions

Currently, TRPA allows for temporary structures that extend beyond lake bottom elevation 6,219 feet or the pierhead line to facilitate lake access when lake levels remain at or below a level that prevents or significantly reduces lake access. During the recent drought, Marina owners have taken advantage of this provision in order to keep their marinas open and functional when lake levels are low. For example, they

have added temporary pier extensions and relocated buoy fields farther out into the lake.

The use of temporary structures in conjunction with single use piers is currently not allowed. However, the use of temporary or removable floats may be considered as a future low lake level adaptation strategy. Temporary or floating docks would have similar impacts as other shorezone structures: scenic, fisheries, water quality, navigation although less of an impact given the lower profile (scenic), and less disturbance to the substrate as most of these are secured by posts and don't require dredging. In terms of navigation, they are more difficult to get around for non-motorized watercraft as you cannot pass underneath them.

Existing Regulations for Temporary Structure Provisions

84.15.4. Temporary Structures in Lieu of Dredging

Where it is found that low lake levels prevent or significantly reduce access to open water recreation and that dredging cannot be permitted pursuant to subsection 84.15.3 (see below), temporary structures that extend beyond lake bottom elevation 6,219 feet or the pierhead line may be permitted to facilitate lake access. Permits for the temporary use of structures shall be subject to the provisions outlined in Chapter 22, with the exception that the temporary use of a structure may be extended indefinitely provided that TRPA finds that lake levels remain at or below a level that prevents or significantly reduces lake access. The use of temporary structures in conjunction with single use piers shall not be allowed.

84.15.3. Dredging

There shall be no removal or materials within the lakezone or shorezone, except at those locations where such removal or rearrangement is found by TRPA to be beneficial to existing shorezone conditions, and water quality and clarity. Maintenance dredging may be permitted where TRPA finds it is necessary to continue an existing use.

CHAPTER 22: Summary of relevant provisions regarding temporary uses and structures

- Temporary projects shall not result in impacts that continue beyond or occur after the period of approval.
- Approval shall be conditioned upon the posting of an appropriate security to ensure removal of temporary structures and implementation of mitigation measures and other conditions of approval.
- TRPA may approve a temporary use or structure for a period not to exceed six months and may approve one six-month extension.