



Meeting Materials: Steering Committee

Last Updated: 6-16-17

Private Piers

Existing Pier Distribution

Quadrant	Public Pier	Private Multiple-Use Pier	Private Single-Use	Total
Placer	9	126	291	426
El Dorado	7	23	140	170
Washoe	2	20	57	79
Douglas/Carson	6	22	59	87
Total	24	191	547	762

Existing Private Pier Distribution

Quadrant	Total private	% private MU	% private SU	HOA MU Pier
Placer	417	30%	70%	36
El Dorado	163	14%	86%	5
Washoe	77	26%	74%	12
Douglas/Cars	81	27%	73%	5
Total	738	26%	74%	58

Note: Public piers include piers on public lands and at marinas, multiple use piers include piers approved as multiple-use by the TRPA Governing Board, associated with an HOA or similar association, and/or commercial/tourist, and single-use piers include piers associated with one single-family residential

New Private Multiple-Use Pier Potential

There are **211** locations where a new multiple-use pier could be built to serve multiple littoral (lake front) property owners on the shoreline of Lake Tahoe. The information is reflected in Table 1.

Table 1: New Multiple-Use Pier Potential

Character Type*	Total # of private littoral parcels without a pier	Number of locations where there are at least two adjacent private littoral parcels without a pier**	Potential max build out of multiple-use piers***
Placer Quadrant			
Visually Sensitive	19	6	7
Visually Modified	277	53	77
Total	296	59	84
El Dorado Quadrant			
Visually Sensitive	63	8	27
Visually Modified	94	22	26
Total	157	30	53
Washoe Quadrant			
Visually Sensitive	11	2	2
Visually Modified	86	22	30
Total	97	24	32
Douglas/Carson Quadrant			
Visually Sensitive	7	2	2
Visually Modified	108	26	40
Total	115	28	42
Lake-wide	665	141	211

Notes:

* 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. Private pier development is anticipated to be located in VM and VS. Private pier development is not anticipated in VD (location of existing marinas, with the exception of Tahoe Keys and Meeks Bay) and is therefore not included in the analysis.

**Two or more adjacent parcels are counted as one location.

*** Two adjacent parcels are counted as one potential location for a multiple-use pier (exp. 2 adjacent parcels = 1 MU pier, 3 adjacent parcels = 1 MU pier, 4 adjacent parcels = 2 MU piers, 5 adjacent parcels = 2 MU piers).

****All public parcels, parcels within Shoreline Preservation Areas, and parcels with an existing pier or deed restriction were not included in the analysis.

Shoreline Character Types

For the private shoreline, there are two main shoreline character types, Visually Modified and Visually Sensitive. Table 2 shows the length of shoreline by quadrant and character type and Map 1 shows the location of character types.

Visually Modified

This is mostly a rocky backdrop or bank behind the pier.



Visually Sensitive

This is mostly the sandy beaches where piers may appear more prominent.

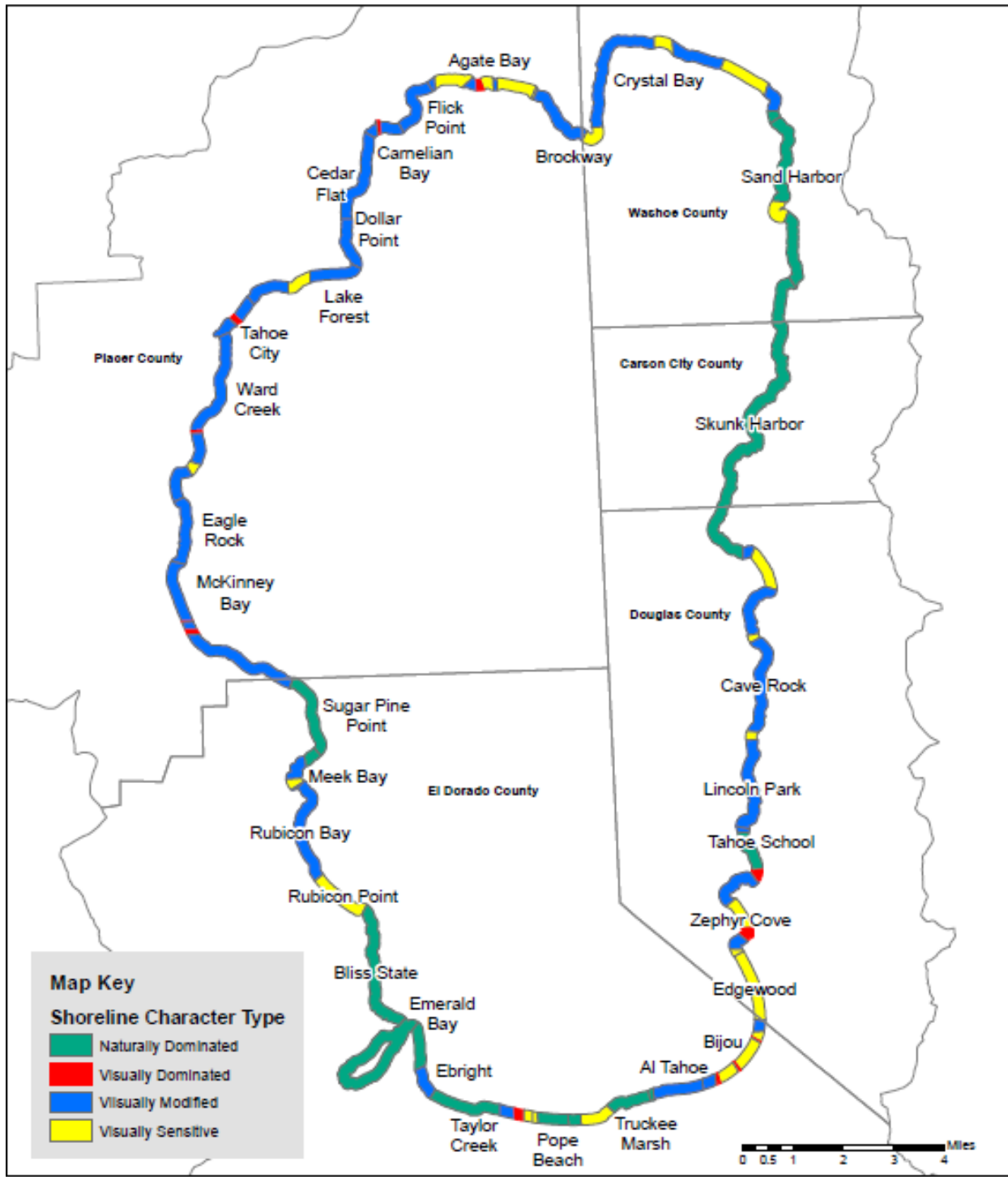


Note: The 2008 Shorezone Plan limited density in VM to 100' of non-deed restricted shoreline and VS to 300' of non-deed restricted shoreline.

Table 2: Shoreline Length by Quadrant and Character Type

Shoreline Character Type	Shoreline Length (ft)	% of Total Length
Placer Quadrant		
Visually Sensitive	14,757.55	13%
Visually Modified	98,416.79	85%
Visually Dominated	2,642.98	2%
Naturally Dominated	0	0%
Total	115,817.30	100%
El Dorado Quadrant		
Visually Sensitive	27,442.35	22%
Visually Modified	31,329.19	26%
Visually Dominated	1,247.79	1%
Naturally Dominated	62,649.33	51%
Total	122,668.70	100%
Washoe Quadrant		
Visually Sensitive	10,540.01	14%
Visually Modified	33,615.83	43%
Visually Dominated	0	0%
Naturally Dominated	33,535.91	43%
Total	77,691.75	100%
Douglas/Carson Quadrant		
Visually Sensitive	18,397.90	18%
Visually Modified	41,635.58	41%
Visually Dominated	1,509.35	1%
Naturally Dominated	39,182.95	39%
Total	100,725.80	100%
Lake-wide Total	416,903.50	100%

Map 1: Shoreline Character Types



SHORELINE CHARACTER TYPES



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