

APPENDIX 5

Lake Tahoe Public Access Fund

LAKE TAHOE PUBLIC ACCESS MITIGATION FEE

Under Alternative 6A a build-out of 220 piers will be permitted with a maximum of 10 piers per year. It is noted that new pier construction has an adverse impact on recreational activities in Shorezone areas of Lake Tahoe. To offset the recreational loss associated with new pier construction a mitigation fee will be assessed at the time of permit approval.

IMPACTED RECREATIONAL RESOURCES

New pier construction impacts both shoreline users and water born recreationists. Building of new structures in public trust areas in the Shorezone impedes lateral pedestrian passage along the shoreline. Lake recreationists affected by new structures are those whose experience is dependent on near shore access including swimmers, canoes, kayaks and top-line fishermen. New pier construction will significantly limit or alter their ability to navigate the near shore areas, and may affect prime fish habitats.

NEXUS

To offset the loss to the recreational resource, funds from the fee will be spent on projects relating to:

- ▶ Payments to property owners to remove an unwanted pier,
- ▶ Payment to property owners to deed restrict parcels of land for any future piers,
- ▶ Funds to facilitate acquisition by cooperating public agencies of public access to the lake and lands on the lake,
- ▶ Payments to construct or modify public access facilities, with emphasis on non- motorized recreational access, and
- ▶ Restoration of backshore impacts on public lands.

All of these have been identified as appropriate means of offsetting the loss of access caused by the construction of new piers.

FEE CALCULATION

$$LTPAFee = (P_{rm} * Pier_{sqft}) + (PE_{frontage} * LF)$$

Where the LTPA fee is equal to the Pier removal cost (P_{rm}) plus the cost of an easement on lake-frontage (LF). The value of pier removal cost (P_{rm}) is based on the maximum dimensions for new private piers. Cost of easement on lake-frontage ($PE_{frontage}$) is the cost to create an easement on lake-frontage for open access. Lake-frontage is based on the width of pier occupying the shoreline.

$$P_{rm} = (P, D, Disp)$$

Where the cost of demolition P_{rm} is based on a three day time to completion:

- ▶ P the cost of piling removal, which consists of labor and crane rates per hour
- ▶ D the demolition cost of labor and machinery rates per hour.
- ▶ $Disp$ is the cost of disposal of material by cubic yard.

Pier Mitigation Fee Calculation					
Unit Costs					
Labor	\$300/hr	Piling Crew	\$600/hr		
Machinery	\$300/hr	Trucking	\$100/hr		
Disposal	\$12/cubic yard	Land	\$7,900/linear ft		
Pier Removal Cost:					
Item	Dimensions	Units	Labor	Machinery	Total Cost
Walk-way	120ft x 6ft	12hrs	\$3,600	\$3,600	\$7,200.00
Pier head:	30ft. x 10ft	6hrs	\$1,800	\$1,800	\$3,600.00
Pilings	12 pilings spaced at 15ft.	12hrs			\$7,200
Disposal	Based on above	211/cubic yards			\$2,550
Trucking		4hrs			\$400
Total Pier Removal					\$20,932
Land Easement		10 linear ft.			\$79,000
Total Mitigation Cost:					\$99,950
Notes: Demolition Costs were obtained from local marina engineering contractors. Disposal Costs were obtained from South Lake Tahoe Transfer Station. Land Easement Costs are based on information from California Tahoe Conservancy.					