

Chapter 50

REVIEW OF PROJECTS IN THE SHOREZONE AND LAKEZONE

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50.0 Purpose: The Shorezone Subelement, Conservation Element of the Goals and Policies identifies special qualities, including physical, biological and visual, that shall be considered when reviewing a project in the shorezone or lakezone. In accordance with those policies, this chapter sets forth findings that must be made by TRPA prior to approving a project in the shorezone or lakezone.

50.1 Applicability: All projects and activities in lagoons or the shorezone or lakezone of any lake in the Region shall comply with the provisions of this chapter.

50.2 Definitions: The following terms are defined as set forth below: **Backshore Stability**: The extent to which the backshore resists erosion or mass wasting due to factors such as the presence of naturally occurring existing vegetation, the gradient and geological composition of the backshore and the absence of structures that may affect stability or disrupt natural littoral processes.

Littoral Processes: The redistribution of sediments within the foreshore or nearshore in response to energy generated by waves or longshore currents which have not been disrupted by man-made structures.

50.3 Required Findings: A project in the shorezone or lakezone shall not be approved unless TRPA finds that:

50.3.A Significant Harm: The project will not adversely impact:

- (1) Littoral processes;
- (2) Fish spawning;
- (3) Backshore stability; or
- (4) On-shore wildlife habitat, including wildfowl nesting areas;

50.3.B Accessory Facilities: There are sufficient accessory facilities to accommodate the project;

- 50.3.C Compatibility: The project is compatible with existing shorezone and lakezone uses or structures on, or in the immediate vicinity of, the littoral parcel; or that modifications of such existing uses or structures will be undertaken to assure compatibility;
- 50.3.D Use: The use proposed in the foreshore or nearshore is water dependent;
- 50.3.E Hazardous Materials: Measures will be taken to prevent spills or discharges of hazardous materials;
- 50.3.F Construction: Construction and access techniques will be used to minimize disturbance to the ground and vegetation;
- 50.3.G Navigation And Safety: The project will not adversely impact navigation or create a threat to public safety as determined by those agencies with jurisdiction over a lake's navigable waters; and
- 50.3.H Other Agency Comments: TRPA has solicited comments from those public agencies having jurisdiction over the nearshore and foreshore and all such comments received were considered by TRPA prior to action being taken on the project.