

Date: 5.03.2024

Subject:

Allocation File Review and Pier Construction Details for 6350 North Lake Blvd.

Summary of the Pier allocation files pertaining to the application, and construction of a shared pier, subject to the oversight of the Tahoe Regional Planning Agency (TRPA), for properties on Lake Tahoe, covering both California and Nevada jurisdictions.

NOTE* The pier allocation has been approved, the allocation process is nearing completion but is evolving daily as regulatory requirements are met.

Basic Information:

- The pier is to be a shared facility, jointly owned with the property at 6061 North Lake Blvd.
- The balance of permits are now being applied for from Lahonton Division of the CA Water Board, CA State Lands, CA Fish and Wildlife, and an Army Corp Permit has been issued. Construction could start as early as next fall (no construction permitted between May 1st and October 15th in the lake).
- All permitting fees will be paid for by the owner of 6350 North Lake Blvd.
- All construction costs will be shared between the new owners of 6350 and 6061.
- Two estimates, *excluding the stairs* and possible minor additional coverage, have been received for \$315,000 and \$325,000 from reputable dock builders in Lake Tahoe. A rendering of the proposed dock is attached.
- The current owners, Burdick and Neely, have established a pier agreement, delineating usage protocols and responsibilities. Please refer to the attached agreement for specifics.
- Location: The pier will be situated on the southwest corner of 6350 North Lake Blvd's property.
- Access: Residents of 6061 North Lake Blvd will access the pier via a gated entry with stairs
- Usage Hours: Residents of 6061 North Lake Blvd are granted access to the pier from 7 AM to 8 PM, as outlined in the pier agreement.
- Rental Restrictions: Short-term renters are prohibited from utilizing the pier, while long-term rentals exceeding 31 days are permissible.
- Facilities: The pier is allocated two boat lifts. Detailed pier renderings are provided for reference.

- Additionally, 6350 North Lake Blvd will retain one private mooring buoy.
- Flexibility: The terms of the pier agreement are subject to mutual modification by both owners/parties.

It is essential to recognize the scarcity of pier allocations for Lake Tahoe, with only one (1) single-party pier allocation drawn from a biennial lottery cycle spanning from 2024 to 2033. Shared pier allocations are also allocated through this system and are limited to not more than three every two years. The construction of the designated pier may be scheduled for the shoulder season, between October and May 1st, to minimize disruptions during peak Lake Tahoe usage season.

Included in the drop box files located on the auction website in the collateral section are comprehensive renderings depicting the proposed pier, designed to span 152 feet, featuring two boat lifts and a catwalk. The construction plans adhere to TRPA guidelines but allow for potential adjustments by the new owners within regulatory constraints

Regarding construction estimates, the seller has received proposals from two reputable pier builders on Lake Tahoe, with costs ranging between \$315,000 and \$325,000. Both estimates are included in the packet, with instructions to evenly split costs for the construction of the shared pier.

Additional Pier information may be located

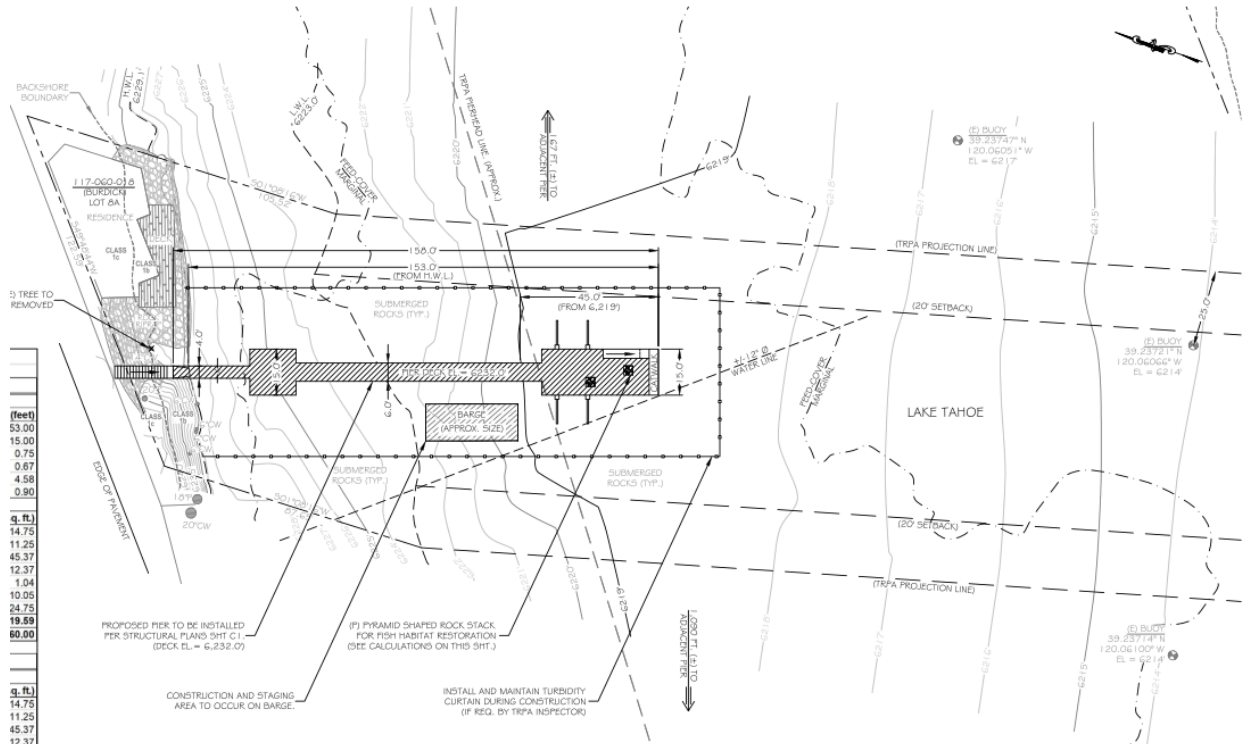
<https://parcels.laketahoeinfo.org/Parcel/Detail/117-060-018>

General information on TRPA <https://www.trpa.gov/>

Disclaimer:

All information provided in this memo is intended for review and consideration. Parties involved are advised to independently verify the contents and consult legal counsel for any contractual matters.

BURDICK MULTI-USE PIER PROJECT



(feet)	53.00
	15.00
	0.75
	0.87
	4.58
	0.90
(ft.)	14.75
	11.25
	45.37
	12.37
	1.04
	10.05
	24.75
	19.59
	60.00
(ft.)	14.75
	11.25
	45.37
	12.37
	1.04
	10.05
	34.74
	6.96
	4.16
	21.18
	86.00
	27.88
	866

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SITE OVERVIEW

SCALE: 1"=20'-0"

SHEET INDEX:

05 (0.64 X 15)	9.60 SQ. FT.
05 (0.11 X 2)	0.22 SQ. FT.
	9.82 SQ. FT.
	18.0 SQ. FT.

- T1 - TITLE SHEET & SITE PLAN
- C1 - PROPOSED PIER PLANS
- D1 - STRUCTURAL DETAILS
- D2 - BUOY EXHIBIT



09-29-23