

**PROPOSED REGULATION OF THE DIRECTOR OF THE
STATE DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES**

LCB File No. R149-13

February 28, 2014

EXPLANATION – Matter in *italics* is new; matter in brackets ~~[omitted material]~~ is material to be omitted.

AUTHORITY: §§1 and 2, NRS 232.070 and 445A.170.

A REGULATION relating to management of land; requiring the State Land Registrar to issue certain permits and to take certain actions; repealing provisions governing the issuance by the State Department of Conservation and Natural Resources of permits to construct piers, breakwaters and mooring buoys at Lake Tahoe; and providing other matters properly relating thereto.

Section 1. NAC 445A.044 is hereby amended to read as follows:

445A.044 ~~{1.— Only a person who is the owner of a littoral parcel may apply for a permit to construct a pier, breakwater, mooring buoy or other structure.~~

~~—2.— A permit required by NRS 445A.170 for a pier, breakwater or other structure to be erected after July 1, 1979, may be requested by filing with the Department an application on a form provided by the Department.~~

~~—3.— An application form which is not filled out properly will not be accepted.~~

~~—4.— The Department will notify the applicant of any deficiency when it returns the application for compliance.~~

~~—5.— A permit will be issued for not more than 20 years.} *The State Land Registrar shall issue the permits required pursuant to NRS 445A.170 and take any other actions necessary to carry out the provisions of that section.*~~

Sec. 2. NAC 445A.028, 445A.029, 445A.030, 445A.031, 445A.032, 445A.033, 445A.034, 445A.035, 445A.036, 445A.037, 445A.038, 445A.039, 445A.040, 445A.041, 445A.042, 445A.043, 445A.045, 445A.046, 445A.047, 445A.048, 445A.049, 445A.050, 445A.051 and 445A.052 are hereby repealed.

TEXT OF REPEALED SECTIONS

445A.028 Definitions. As used in NAC 445A.028 to 445A.052, inclusive, unless the context otherwise requires, the words and terms defined in NAC 445A.029 to 445A.043, inclusive, have the meanings ascribed to them in those sections.

445A.029 “Breakwater” defined. (NRS 445A.170) “Breakwater” means a man-made barrier which diminishes the force of waves.

445A.030 “Commercial use” defined. (NRS 445A.170)

1. “Commercial use” means use of a structure or facility which is operated primarily for profit.

2. The term does not include use of any publicly owned structure.

445A.031 “Department” defined. (NRS 445A.170) “Department” means the State Department of Conservation and Natural Resources.

445A.032 “Director” defined. (NRS 445A.170) “Director” means the Director of the Department.

445A.033 “Dredging” defined. (NRS 445A.170) “Dredging” means removing or rearranging material which is located beneath the high water elevation and is in or under the water of Lake Tahoe.

445A.034 “Fill” defined. (NRS 445A.170) “Fill” means any material deposited by humans in Lake Tahoe.

445A.035 “Floating dock or platform” defined. (NRS 445A.170) “Floating dock or platform” means any structure designed to float on the water while anchored to the shore or bed of Lake Tahoe.

445A.036 “Industrial use” defined. (NRS 445A.170) “Industrial use” means any use which entails removing, transporting or stockpiling any materials or goods being processed.

445A.037 “Littoral parcel” defined. (NRS 445A.170) “Littoral parcel” means a parcel of land adjoining the bed of Lake Tahoe.

445A.038 “Multiple use” defined. (NRS 445A.170) “Multiple use” means use of a facility owned or managed by more than one person for the exclusive benefit of the owners and their families and guests.

445A.039 “Navigational structure” defined. (NRS 445A.170) “Navigational structure” means a device which is maintained primarily for aiding navigation and is approved by the appropriate federal or state agency for that use.

445A.040 “Permit” defined. (NRS 445A.170) “Permit” means a permit issued pursuant to the authority contained in NRS 445A.170.

445A.041 “Person” defined. (NRS 445A.170) “Person” includes any governmental entity.

445A.042 “Pier” defined. (NRS 445A.170) “Pier” means a fixed or floating structure or platform which:

1. Extends into or over the water of Lake Tahoe;
2. Is attached to pillars, piles, rocks or metal or is anchored to the bottom of the Lake; and
3. Affords convenient passage to and from watercraft or provides moorage of watercraft.

445A.043 “Salvage” defined. (NRS 445A.170) “Salvage” means removal of any goods or property from beneath the water of Lake Tahoe.

445A.045 Purposes for which permits may be issued; types of permits. (NRS 445A.170)

The Department will issue permits, upon the applicant’s compliance with NAC 445A.028 to 445A.052, inclusive, for the erection of any structure on or in Lake Tahoe or its shore, for the removal of gravel, sand or similar material from the bed of Lake Tahoe, for the alteration of the Lake Tahoe shoreline below the high water elevation or for depositing any fill or deleterious material into Lake Tahoe. The permits will be of the following types:

1. Commercial use.
2. Dredging use.
3. Industrial use.
4. Multiple use.
5. Private use.
6. Use by a public agency.

445A.046 Procedure upon receipt of application for permit. (NRS 445A.170)

1. An application will be stamped with the date and time of filing with the Department.
2. Within 10 days after receiving an application, the Department will send notice of the application to:

- (a) Owners of adjacent littoral property;
 - (b) Homeowners' associations and general or special improvement districts which may be affected;
 - (c) Governmental bodies which the Department determines should be notified; and
 - (d) Persons who have informed the Department of their desire to be so notified.
3. The Department will consider objections or comments concerning an application only if they are:
- (a) In writing; and
 - (b) Received by the Department within 30 days after the notice of application has been given except that, upon request, the Department may grant an extension of not more than 15 days for submission of objections or comments.
4. Within 10 days after the period for considering objections or comments has expired, the Department may set a date and time for a public hearing. The date for the public hearing will be within 55 days after expiration of that period.
5. Within 10 days after the expiration of the period for considering objections or comments or within 10 days after the public hearing, whichever is later, the Department will make a final decision on the application.
6. If an unforeseen combination of circumstances calls for the Department's immediate action regarding construction or alteration, the Department will consider the matter on an emergency basis. Construction or alteration may be performed upon oral consent from the Department, to be followed by its written consent.
7. The decision by the Department is the final administrative action on an application under NAC 445A.028 to 445A.052, inclusive.

445A.047 Factors considered in issuance or denial of permit. (NRS 445A.170)

1. In determining whether to issue a permit, the Director will consider, but his or her consideration will not be limited to, the following factors:

- (a) The location and density of existing piers and other structures;
- (b) The effect of granting the permit upon the stability of the shoreline;
- (c) The overall environmental integrity and recreational quality of the area in which the proposed structure or activity is to be located, including factors such as noise, visual esthetics and recreational potential;
- (d) The private benefit to be obtained versus any loss of public benefit; and
- (e) The economic and social effect upon the area.

2. In determining whether to deny a permit on the basis that the quality of the water of Lake Tahoe would be impaired by the structure or activity, the Department will consider any anticipated change in the clarity, temperature, color, taste and odor of the water and will compare those characteristics with federal and state water quality standards.

445A.048 Construction of dock, pier or similar structure: Location; warning marker; identifying device. (NRS 445A.170)

- 1. Unless otherwise permitted by the Department, a dock, pier or similar structure:
 - (a) Must be constructed as closely to a right angle to the shore as possible; and
 - (b) Must be constructed so as not to interfere with existing structures.
- 2. A structure or facility for:
 - (a) Commercial or industrial use must not be located closer than 25 feet from each adjacent property line extended lakeward at a right angle to the shore unless the Department has received written consent from the owner of the affected adjacent property.

(b) Any use other than as a buoy or other than a use specified in subsection 2 must not be located closer than 10 feet from each adjacent property line extended lakeward at a right angle to the shore unless the Department has received written consent from the owner of the affected adjacent property.

3. A buoy must not be:

(a) Placed closer than 50 feet from another buoy.

(b) Placed in the water at a depth greater than that necessary for safe accommodation of boats normally in use on Lake Tahoe.

(c) Located closer than 20 feet from each adjacent property line extended lakeward at a right angle to the shore unless the Department has received written consent from the owner of the affected adjacent property.

4. Except as provided in this subsection, a dock, pier or similar structure may extend only to a length that will allow access to the water depth necessary for boats customarily in use during a normal period of low water. If extenuating circumstances exist, the Department may allow an increase in the length or size of a dock, pier or similar structure.

5. If the Department determines that a structure or facility might not be readily seen or might be a navigational hazard, it may grant a permit for the structure or facility upon the condition that a warning marker, approved by the Department, is installed on the structure or facility.

6. A person shall not construct or place below the high water elevation of 6,229.1 feet, any swimming buoy, rope, fence or other barrier which hinders access to state land unless the Department determines that a safety hazard exists or a substantial public benefit will accrue from its construction or placement.

7. A structure or facility must be designed and installed so that it will not be damaged by anticipated natural forces.

8. The Department will issue an identifying device which must be installed on each permitted structure or facility within 30 days after the permit is issued.

9. A public agency which is issued a permit pursuant to NAC 445A.028 to 445A.052, inclusive, shall permanently post at the site for which the permit is issued a statement specifying the public use and the conditions of use for that site.

445A.049 Permit required to repair or alter structure. (NRS 445A.170) A permit is required for any repair, reconstruction or alteration of an existing pier, breakwater or other structure which:

1. Would increase the size or change the location of the structure; or
2. Might impair the quality of the water of Lake Tahoe.

445A.050 Cancellation of permit. (NRS 445A.170)

1. The Department may cancel a permit for failure of the holder to comply with NAC 445A.028 to 445A.052, inclusive, or with any condition under which the permit was granted.

2. The Department will not cancel a permit until 30 days after the holder has been informed by certified mail of the Department's intention to cancel the permit and the reason for the intended cancellation or until a hearing is held if a hearing has been requested in writing. If, within the 30-day period, the holder corrects all the violations which were grounds for the intended cancellation, his or her permit will not be cancelled. If the holder corrects those violations after the 30-day period, his or her permit may be reinstated.

445A.051 Renewal of permit. (NRS 445A.170) The Department will renew a valid permit at least 15 days before its expiration date if the holder is in compliance with the applicable statutes and regulations.

445A.052 Transfer of permit. (NRS 445A.170)

1. A permit is not transferable as to location.
2. With the written concurrence of the Department, a permit may be transferred from the holder to:
 - (a) The executor or administrator of the estate of a deceased person;
 - (b) The trustee of a trust; or
 - (c) Any other person.