

## *BUOY PERMIT APPLICATION AND INFORMATION PACKET*

### **APPLICATION DEADLINE FOR EXISTING BUOYS IS OCTOBER 15, 2009**

This application is for four or more buoys and buoy fields not previously permitted by TRPA. Please use the [Buoy Application for Three or Fewer Buoys](#) if appropriate. To apply for new moorings other than buoys, such as floating platforms, boatlifts and berths in boathouses, please use the [Shorezone Project Application](#). To register existing moorings other than buoys with TRPA, please use the [Mooring Registration Form](#).

#### **Introduction**

This packet explains the Tahoe Regional Planning Agency (TRPA) permit process for the permitting of buoys. This application applies to all existing and new buoys unpermitted by TRPA. Buoy fields are considered to be any application for 4 or more buoys. Existing buoys and buoy fields that have not been previously permitted by TRPA are required to come into conformance with the full development standards of the TRPA Code of Ordinances and other provisions of the TRPA Regional Plan. Sections 52.4, 54.5.B, and 54.13.B of the TRPA Code or Ordinances describe buoy eligibility, permitting, development standards, and mooring fees.

#### **Phase 1**

Buoy permitting will be implemented in two phases in accordance with Chapter 52 of the TRPA Code of Ordinances. Buoy permitting under Phase 1 will apply to existing buoys on Lake Tahoe under the following circumstances:

- 1) Buoys not permitted by TRPA, but have either a current valid lease with California or Nevada state lands, or a valid permit from the U.S. Army Corps. of Engineers, or:
- 2) Buoys without authorizations from any applicable permitting agency, with clear demonstration that the buoy(s) was placed on Lake Tahoe prior to February 10, 1972. See **Prior to Application Submittal** in this packet for further details on acceptable methods for proof of existence prior to February 10, 1972.

After the permitting of all existing buoys meeting the criteria above, there is potential for the permitting of new buoys under Phase 1. However, TRPA is limited to permitting a maximum of 4,454 buoys on Lake Tahoe until Phase 2. TRPA's goal in 2009 is to process applications for existing buoys and remove some illegal buoys in order to make room within the 4,454 cap to begin processing new buoy applications in 2010.

Existing buoys on Lake Tahoe without a TRPA permit are subject to removal. Buoys are subject to mooring fees in accordance with Section 54.13.B of the TRPA Code of Ordinances, which are intended to help fund buoy enforcement programs for the removal of unpermitted buoys. TRPA permitted buoys are subject to annual mooring fees, which include the issuance of a buoy registration tag for field identification. Buoy owners must also present proof of inspection and maintenance of buoy and chain anchoring systems when paying any fee relating to buoy permitting or mitigation.

#### **Phase 2**

Under Phase 2, TRPA will begin accepting applications for new buoys on Lake Tahoe beyond 4,454 buoys only after implementation of the Blue Boating Program. The Blue Boating Program will collect data and reduce the environmental impacts of motorized watercraft in the Tahoe Region. The program includes a boat registration and sticker program designed to improve the water quality impacts of watercraft on Lake Tahoe. Once this program is in place, additional permits can be issued for new buoys up to a total of 6,316 buoys on Lake Tahoe.

The permitting of buoys on other lakes of the region other than Lake Tahoe are also subject to a TRPA permit, and are required to follow the development standards of Chapter 54 of TRPA Code as guidelines (Sec. 54.4.K).

The TRPA uses the best available science and planning practices to review each project individually so that Lake Tahoe can continue to be an [Outstanding National Resource Water](#) for this and future generations. TRPA's thorough project review standards are designed to balance the impacts of the built environment with the protection of Lake Tahoe's fragile, natural environment. The Agency values every project applicant and works hard to serve the public promptly and fairly. Please read this packet thoroughly. We hope it answers most of your application questions. If

not, please call TRPA at (775) 588-4547. Planners are available to assist you by phone or at our offices Monday through Friday, 9:00 a.m. to 5:00 p.m. Applications are received from 9:00 a.m. to 4:00 p.m.

Please be aware that we may require information beyond that presented in this packet. Once your application is submitted, TRPA will contact you if additional information is required to adequately review your project.

### General Explanation of Shorezone and Lakezone Environment and Boundaries

The shorezone is defined as that area including the nearshore, foreshore and backshore (see diagram below). The shorezone is the part of Lake Tahoe that outwardly defines the Tahoe Basin as a memorable place for residents and visitors alike. The shorezone is also where development meets the water and where the risk of harming this beautiful body water is very high. For these reasons, environmental protection and improvement in the shorezone is an important gauge for the entire Basin and development within it must be reviewed under very high standards.

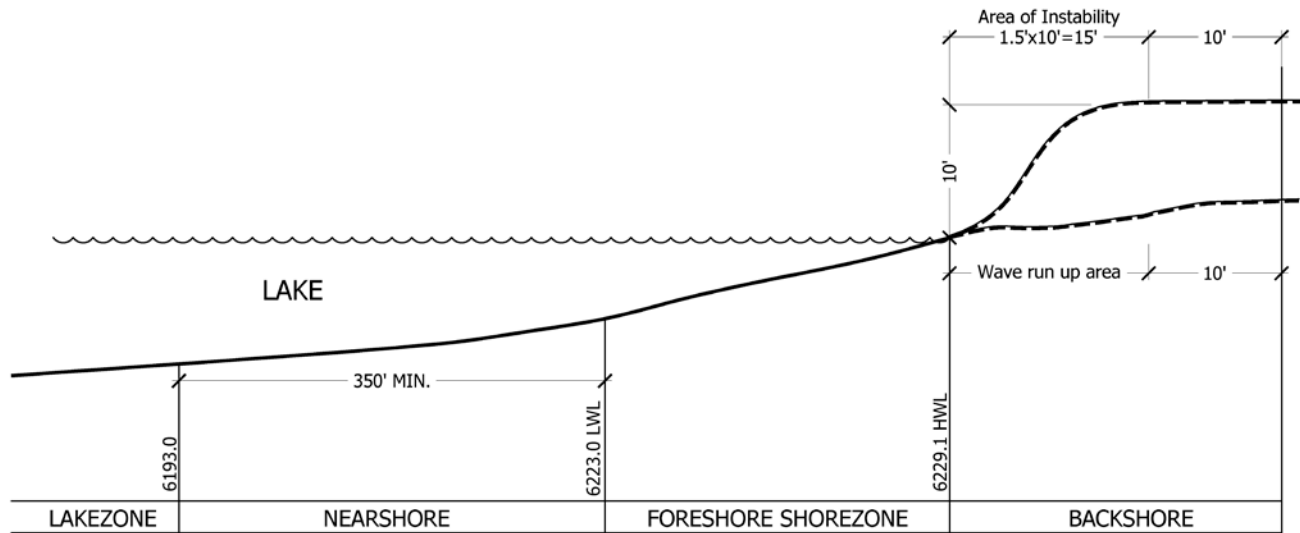
**Nearshore:** the area extending from the low water elevation of Lake Tahoe (6,223 feet) to a lake bottom elevation of 6,193 feet, but in any case, a minimum lateral distance of 350 feet measured perpendicular from the shoreline. In lagoons and lakes other than Lake Tahoe, the nearshore extends to a depth of 25 feet below the low water elevation.

**Foreshore:** The area between the low and high water elevation.

**Backshore:** The lakeward limit of the backshore is at the high water elevation. The landward limit of the backshore is established using one of the following criteria, whichever establishes the wider backshore:

**Wave Run-Up** – The area of wave run-up, plus ten feet;

**Instability** – The area of instability, plus 10 feet. The area of instability is measured landward from the high water line a horizontal distance equal to 1.5 times the height of the bluff located adjacent to the shoreline. As



## SHOREZONE - LAKEZONE DIAGRAM

an alternative, the area of instability may be determined through a report prepared by a licensed engineering geologist or soils engineer.

The **lakezone** is defined as that area of a lake located beyond the lakeward limits of the nearshore (see diagram next page).

Certain activities located in the shorezone or lakezone are considered exempt from TRPA review and approval while others, depending on the nature of the activity, are not. In order to determine whether your proposed activity is exempt, review the Exempt/Quality Exempt Information Packet at your local building department or at TRPA. If the proposed activity is not exempt or qualified exempt, a TRPA permit will be required.

## Buoy Permitting Contacts

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### Tahoe Regional Planning Agency

For mooring application and technical questions, please contact a TRPA Shorezone Planner:

Jason Ramos, Associate Planner

Environmental Review Services

PO Box 5310

Stateline, NV 89449-5310

(775) 589-5261

Email: [jramos@trpa.org](mailto:jramos@trpa.org)

Questions can be faxed to (775) 588-4527.

For general questions and concerns, please contact the TRPA Community Liaison:

Jeff Cowen

(775) 589-5278

Email: [jcowen@trpa.org](mailto:jcowen@trpa.org)

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### Nevada Department of Conservation and Natural Resources

#### Division of State Lands

901 S. Stewart St. Ste 5003

Carson City NV 89701

Phone: (775)684-2730

Fax: (775)684-2721

<http://lands.nv.gov/>

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### California State Lands Commission

100 Howe Avenue Suite 100 South

Sacramento, CA 95825-8202

Leasing information: (916) 574-1940

[www.slc.ca.gov/](http://www.slc.ca.gov/)

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### United States Army Corps of Engineers

Lynette Blanchard

Regulatory Technician

Reno Regulatory Field Office

300 Booth Street Suite 2103

Reno, NV 89509-1361

Phone: (775) 784-5304

Fax: (775) 784-5306

Email: [Lynette.A.Blanchard@usace.army.mil](mailto:Lynette.A.Blanchard@usace.army.mil)

## Prior to Application Submittal

**Assemble Buoy Authorizations from Other Agencies or Other Documentation.** Either a current, valid lease from the appropriate state land agency (California State Lands Commission or Nevada Division of State Lands) or a current, valid permit from the U.S. Army Corps of Engineers (USACE) is required at time of application submittal. Existing buoys with no authorizations from the agencies referenced above must show clear evidence that the buoys were placed on Lake Tahoe prior to February 10, 1972. Clear evidence can include, but is not limited to:

- Grandfathering letter from the USACE;
- Pre-1972 dated aerial photographs;
- Tax assessor's records;
- Point-of-sale records;
- Photographs with clear reference features, or;
- Other legal documentation.

For non-littoral property owners, see the authorization requirements of [Section 52.4.E \(2\)](#) of the TRPA Code of Ordinances.

**Site Plan and Professional Surveys.** TRPA requires identification of parcel boundary lines on application site plans. Parcel boundary lines need to be shown projected into the water perpendicular from side boundary lines at the high water line elevation (6,229.1 Lake Tahoe Datum). In accordance with California and Nevada state law, property line projections must be surveyed by a registered land surveyor. See [Section 54.5.B \(1\)](#) of the TRPA Code of Ordinances.

An underwater topographic survey (bathymetric) survey is required on your site plan. The survey should capture all site plan information listed on the information checklist at the end of this packet. In accordance with California and Nevada state law, topographic surveys must be performed by a licensed land surveyor, civil engineer, or other professional authorized to perform topographic surveys.

A professional survey of property line projections, and distances from the buoy anchor to adjacent shorezone structures is also required. Buoys and buoy fields must conform with the location standards of [Section 54.5.B](#) of the TRPA Code of Ordinances. Review the application checklist at the end of this packet prior to the survey work to make sure all items and elevation contours are included in your bathymetric survey and site plan.

**Certificate of Completion for Upland BMPs.** Prior to permit issuance, a Certificate of Completion for water quality [Best Management Practices \(BMPs\)](#) is required for all project area parcels. Applicants have the option of submitting the Certificate with this application to make the permit process more efficient, but it will not be required until TRPA is prepared to issue the buoy permit. For project areas currently under construction, an acknowledged permit with stamped approved site plans demonstrating conformance with upland BMPs can be accepted for issuance of the buoy permit. If available at time of application submittal, provide a copy of the acknowledged permit and stamped approved site plan with BMP details.

**Proof of Inspection and Maintenance of Buoy Anchoring System.** Owners of buoys are required to inspect and maintain floats and chains at least every two years to prevent loss or damage to boats. For existing buoys, the Biennial Maintenance statement included in this packet must be signed by the applicant as proof of inspection. A separate maintenance verification report can also be submitted with the application.

**Check the Community Plan or Plan Area Statement.** The Community Plan or the Plan Area Statement (PAS) lists the permissible uses allowed for your project. If mooring buoys are listed as an Allowed Use and followed by a capital A, then your application can be reviewed and approved by TRPA staff without a public hearing. If mooring buoys are listed as a Special Use and followed by a capital S, then your application will be reviewed by the TRPA Hearings Officer at a public hearing. Visit the [Plan Area Statement page](#) of the TRPA website or contact TRPA to determine the permissible use category for buoys in your area.

**Determine the Fish Habitat Designation for the Project Area.** You should know whether the project area is located in a fish spawning habitat area as indicated on TRPA Prime Fish Habitat maps. Buoys located in a fish spawning habitat area must conform with TRPA best management practices for the design of the chain/block anchoring system. Refer to Sections 54.4.F, 54.5.B (2), and Chapter 54 Appendix A of the [TRPA Code of Ordinances](#) for more information. [Click here](#) to download the TRPA Fish Habitat Map (14 MB download).

**Complete a Scenic Quality Baseline Conditions Analysis.** The permitting of four or more buoys is subject to the scenic protection requirements of [Section 54.6](#) of the TRPA Code of Ordinances. These scenic requirements include:

1. Separate application of a scenic assessment unless a completed assessment is already on file at TRPA. If on file, submit a copy of the final assessment documents;
2. A minimum contrast rating score of 25 or conformance with the Visual Magnitude/Contrast Rating Table in Appendix H of the Design Review Guidelines as modified for additional linear lake frontage and including visual breaks;
3. Scenic mitigation of visible mass created by the buoys (see the Visible Mass Calculation section of this packet). The approved baseline scenic assessment and proposed contrast scoring of project area shoreland structures will be required for an application to be determined complete. Visible mass calculations of existing and proposed buoys, and a description of how new visible mass will be mitigated in the project area is required at time of application submittal. See the Visible Mass Calculation and Permit Process sections of this packet and Section 54.6 of the TRPA Code of Ordinances for further details.

**Complete the Scenic Impact Assessment Form.** Complete the Scenic Impact Assessment Form for your project included in this packet. If your parcel is visible from a TRPA designated scenic roadway or resource, additional items may be required to be submitted with your application.

**Locate all Easements and Underground and Underwater Utilities.** The application checklist requires site plan identification of all easements within the project area. You can acquire this information through a recent title report or at the tax assessor's office. As well, if your buoy project includes any excavation or drilling (may be required for existing buoys in spawning habitat), call the regional Underground Service Alert (USA North – 1-800-227-2600) when preparing your site plan. This is a free service that will locate all subsurface facilities and/or utilities. If your buoy project is permitted, this will be required before subsurface activity is allowed on site. You can save time and delays by locating them in the planning stages. California and Nevada state law both require the permittee to contact USA, usually known as USA DIGS, at least 48 hours prior to commencement of any activity on the site.

**Complete the Initial Environmental Checklist (IEC).** The IEC evaluates the potential environmental impacts of your project on the environment. The [IEC form](#) (1.1 mb download) is available at TRPA or online. Based on the results of the IEC and the other application materials, TRPA will make a determination on the need for additional environmental documentation for your project.

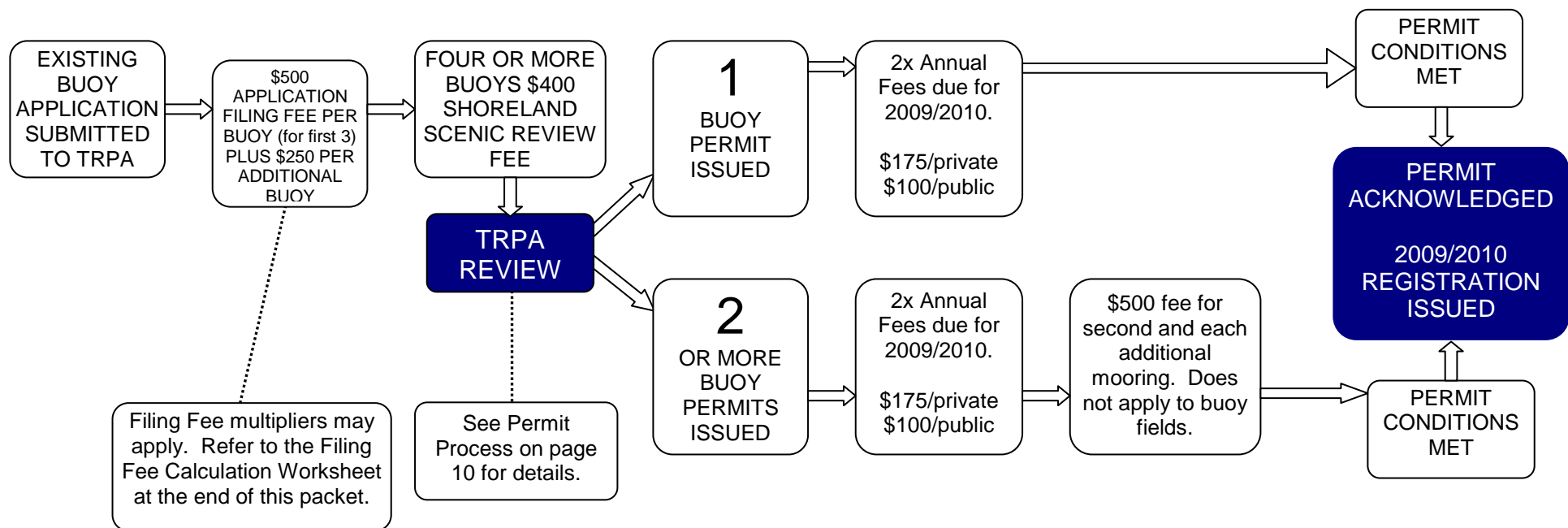
**Complete the Appropriate Forms.** All forms must be completed, written findings made and all checklist items provided. In addition to the Project Review application form and checklist, a Scenic Impact Assessment form (included), and [Baseline Scenic Assessment application](#) must be submitted with each application. Included in this packet is the Supplemental Shorezone application explained above. This form must also be completed.

**Obtain the Required Signatures.** The property owner or authorized representative must sign the application and, if applicable, complete and sign the Authorization For Representation. Forms without an original signature from the property owner will not be accepted. **Faxed signatures and xerox copies will not be accepted.**

**Review Applicable Findings.** TRPA staff must be able to make findings related to your project in order to recommend approval. Contained within this packet is a table of possible findings that may apply to your project. Applicants are required to submit explanations and rationale to TRPA specific to each finding. You may want to review the findings during planning stages to allow for necessary adjustments to project design. Findings are explained in more detail below. Chapters 50 through 54 of the [TRPA Code of Ordinances](#) should be referenced to understand the basis on which TRPA will review your application.

## Visible Mass Calculation Procedures for Buoys

<b>Name</b>	<b>Class</b>	<b>Length (ft.)</b>	<b>Height (ft.)</b>	<b>Approximate Horizontal Mass (Sq. Ft.)</b>	<b>Mass Weight Rectangle</b>	<b>Score Average at Lake Level (.25)</b>
1850 Capri SS	1	18.00	4	36	1	1
1954 Capri	1	19.00	3	28.5	1	1
2350 Capri SS	1	23.00	5	57.5	1	1
2352 Capri SS	1	23.00	5	57.5	1	1
1703 Trophy	1	17.00	5	42.5	1	1
1750 Capri	1	17.00	4	34	1	1
2159 Rendezvous	1	21.00	4	42	1	1



### EXISTING BUOY MOORING FEE EXAMPLES

EXAMPLE	Application Submittal	Shoreland Scenic Review Fee	Application Review	Permit Issued		Total
				Watercraft Enforcement Program Fee	2009/2010 Registration	
1 Private Buoy	\$500	--	--	--	\$175 x 2	\$850
2 Private Buoys	\$1,000	--	--	1 X \$500	\$175 x 4	\$2,200
3 Private Buoys	\$1,500	--	--	2 X \$500	\$175 x 6	\$3,550
1 Grandfathered Private Buoy	\$500	--	Cost recovery account	--	\$175 x 2	\$850 + cost recovery
HOA Buoy Field with 13 Existing Buoys	\$4,000	\$400	--	--	\$175 x 26	\$11,050
Marina Buoy Field with 42 Existing Buoys	\$11,250	\$400	--	--	\$100 x 84	\$29,400

Annual registration fees are due every two years with the biennial buoy chain/rode maintenance form. All other items are one-time fees.

### Complete Application

If your project application addresses all required items on the checklist, your application will be accepted by TRPA. Within 30 days of submittal, TRPA staff will review an application for completeness. If additional items are needed, a letter will be sent to you and/or your representative indicating what additional information is needed to provide a “complete application”. If the application is determined to be complete, a notice will be sent to you or your representative. Once complete, your application is now ready to be reviewed by TRPA staff for conformance with TRPA rules and regulations. A complete application notice is **not** a conceptual approval of your application, nor is it a determination that the information submitted for review is accurate or approvable.

### Request for Additional Information

Once review has begun on your project, additional information may still be required. TRPA staff attempt to identify all information needed to review a project at the “complete application” stage, however, some items can not be identified until the review of the project has commenced. If additional information is required, you and your representative will be notified.

### Project Review

The amount of time to process an individual application depends on the complexity of the project and the number of applications submitted to TRPA for review. Submitting a clear and accurate application can speed the processing time through TRPA. The time of year you submit your application can also influence the processing time. The summer building season is very hectic and tends to lengthen the processing time for an individual application. During winter, the presence of snow on the ground may limit TRPA’s ability to evaluate the site if necessary. You are strongly encouraged to submit your application(s) well in advance of the building season.

**Shorezone Coordination Group:** Once your application is considered to be complete, a shorezone review committee will review the project. The group consists of TRPA staff, California Department of Fish and Game, California or Nevada State Lands, the Lahontan Regional Water Quality Control Board (California projects only), the U.S. Army Corp of Engineers, and the local jurisdiction if applicable. A permit may be required by all or some of these agencies for your project. This meeting will help streamline the review process through all of these agencies by discussing issues applicable to each permit process. Shorezone Coordination Group meetings are not public meetings, and require prior approval from all MOU shorezone agencies for attendance by a project applicant or agent.

**TRPA Review:** TRPA has three review levels for projects; staff level, Hearings Officer, and Governing Board. In Plan Area Statements where buoys are listed as a “special use”, these applications will require TRPA Hearings Officer approval through a public meeting process. Recognition of buoy fields as multiple use and expansions of buoy fields resulting in a deviation of development standards requires TRPA Governing Board approval through a public meeting process. Project approvals requiring a public meeting will require 14 calendar days notice to the adjacent property owners and local affected governmental agencies prior to approval. See [TRPA Code of Ordinances Chapter 4](#) for more information. The Governing Board meets once a month and projects are scheduled for the next available Governing Board hearing once the review of the project has been completed. Hearings Officer meets twice per month as needed.

### Conditional Permit

Once review of your project is complete, TRPA staff will issue a conditional permit. A conditional permit is an approval of your project subject to specific conditions. The conditional permit is based on the application and plans you submitted to TRPA for review. In addition to the TRPA permit, buoys may also require permit or lease approval from the following agencies, if not already permitted by these agencies:

1. U.S. Army Corps of Engineers
2. CA or NV state lands agency
3. California Department of Fish and Game

## Final Permit Acknowledgement

Once all the conditions of the permit have been met, TRPA will provide the final acknowledgment of the permit and stamp the submitted plans. You must schedule an appointment with the TRPA planner who issued the permit to acknowledge your permit and stamp your plans. Your permit will not be acknowledged unless you have met all of the special conditions outlined on your conditional permit.

The conditional permit is valid for three years. Within the three year time period, you must demonstrate that all the conditions of approval have been met, pay any required mitigation fees, provide a project security to TRPA if applicable, acknowledge the permit, schedule and complete a TRPA pregrading (pre-construction) inspection and begin construction. Your project must be completed within two years from the date of the TRPA pregrading inspection.

Once you have received your acknowledged TRPA permit and stamped plans, review by your local jurisdiction may still be required for structural standards and other local requirements. Please check with your local building and planning departments for their processing requirements.

## Timeline for Appeals

If an applicant wishes to appeal a final decision by TRPA, pursuant to Rule 11.2 of the [TRPA Rules of Procedure](#), a Notice of Appeal form and filing fee must be submitted within twenty-one (21) days from the date TRPA issues its final decision (date on correspondence). After 21 days, no appeals can be made and the Agency's decision is final.

## Mitigation Fees

Required mitigation fees, if any, will be due at time of final permit acknowledgement. Please refer to the [TRPA Filing Fee Schedule](#) and [Section 54.13.B](#) of the TRPA Code of Ordinances for current mitigation fees.

**Mooring Fees:** A \$500.00 one-time buoy fee for the second and all subsequent private buoys permitted per littoral parcel. Homeowners associations, similar entities and marina buoy fields are exempt from this fee.

All permittees of mooring buoys, berths in boat houses, and boatlifts must be subject to an annual fee of \$175.00 for each mooring, except moorings open to the public in marinas must pay an annual fee of \$100.00. The annual mooring fee must be paid to TRPA for every permitted mooring regardless of whether it is in use or not, previously permitted by TRPA or some other agency, or converted to another form of boat mooring (e.g., a boatlift) or a swim platform (Sec. 54.13.B).

**For information on specific projects funded by mitigation fees, please request a TRPA Annual Report.**

## Project Security

A project security may be collected for applications with four or more buoys, which will be due at time of final permit acknowledgement. In most cases, the project security will be based on 110% of the cost of all required BMPs. Securities may also be required to ensure compliance with specific conditions of project approval. A security can be posted in several ways: a certificate of deposit, a hold on a personal savings account, a letter of credit, an assignment of personal savings account, a bond (only if security is estimated over \$10,000), or cash. A nominal, non-refundable security administrative fee is required for all securities. The security plus any interest accrued will be returned upon a final inspection of the completed project. Contact TRPA to schedule a final inspection. Review [Attachment J](#) in the *Master Findings/Design Guidelines* document for additional information.

## Plan Revisions

You may revise your original approval by requesting a plan revision. An approved plan revision, however, will be tied to the original permit expiration date and the conditions of the original approval. See the TRPA Filing Fee Calculation Worksheet at the end of this packet for the appropriate fee amount.

## Pregrading (Pre-construction) Inspection

If the permit includes special conditions for temporary Best Management Practices (BMPs) for turbidity control of lake bottom disturbance, you must arrange a pregrading inspection before you begin construction of your project. Contact the TRPA Environmental Compliance Division to arrange an inspection. In some cases, the pregrading inspection may be done via telephone. Prior to scheduling your inspection, you must have obtained all necessary approvals from TRPA and other shorezone permitting agencies. All temporary BMPs must be installed prior to Pregrading Inspection.

## REQUIRED FINDINGS TABLE

**Include an attached Written Statement and rationale for making each finding applicable to the project proposal.**

TRPA staff must be able to make findings related to your project in order to recommend approval. Contained in the table below are possible findings that may apply to your application to permit an existing buoy. Applicants are required to submit explanations and rationale to TRPA specific to each finding. You may want to review the findings during planning stages to allow for necessary adjustments to the design or location of your buoy and anchor system.

<b>Applicability</b>	<b>Code Section</b>
<b><i>Environmental Documentation</i></b>	
No Significant Effect	5.6
No Significant Effect – Mitigated	5.7
<b><i>Findings Necessary to Approve Any Project</i></b>	
<b><i>Scenic Design Standards—Four or More Buoys</i></b>	
Additional Visual Magnitude	30.15.G, 54.6.C
Scenic Protection and Mitigation Requirements	54.6
<b><i>Shorezone and Lakezone Projects</i></b>	
Required Findings	54.3.A
Special Uses	54.3.B
Public Outdoor Recreation Facilities	54.4.I, 54.3.C
Public Service Facilities	54.3.D
General Standards for Shorezone Projects	54.4
Miscellaneous Design Standards	54.5.D
Structures and Uses in Lagoons and Lakes Other Than Lake Tahoe	54.4.K
Discontinuance of use for more than 1 year	51.2.E(1)
Maintenance of Shorezone Structures	54.12
Projects in Prime Fish Habitat	54.4.F
Buoy Location and Design Standards	52.4.D, 52.4.E 54.5.B
Existing Buoy Permit Eligibility	52.4.F(2)
Filling and Dredging	54.11
<b><i>Fish Resources</i></b>	
Stream and Lake Habitat	54.4.F, 79.2.A, B

## **Guide To Required Findings**

Purpose: The Tahoe Regional Planning Compact requires TRPA to make findings before taking certain actions. In addition, the Regional Plan package, including the Code of Ordinances and Plan Area Statements, sets forth other findings which must be made. TRPA Code of Ordinances Chapter 6 sets forth procedures describing how TRPA must make the findings required. Applicable findings with the appropriate TRPA Code of Ordinance Section are shown in the Findings Table in this information packet. You only need to provide explanation as to why the finding can be made for particular findings applicable to your project.

Applicability: Prior to approving any project or taking any other action specified herein, TRPA must make the findings required by the provisions of the Regional Plan package, including the Goals and Policies, the Code, and specifically Chapter 6 and any other requirement of law. All such findings must be made in accordance with Chapter 6 of the TRPA Code of Ordinances.

Procedure For Findings: Findings must be made as follows:

Written Findings: All required findings must be in writing and must be supported by substantial evidence in the record of review. The findings required must be submitted with the application. TRPA must concur with the findings prior to the approval of the proposed matter.

Statement: Required findings must be accompanied by a brief statement of the facts and rationales upon which they are based

### Example Finding:

- (1) 54.3.A (4) Compatibility Findings: TRPA must find that the project is compatible with existing shorezone and lakezone uses or structures in the immediate vicinity of the project area or that modifications of existing non-compatible structures will take place to assure compatibility.

### Finding Rationale

The project is for the permitting of two private single use buoys accessory to a single family residence. The buoys are an allowed use in the project area Plan Area Statement and are compatible with the location and use of other residential shorezone uses and structures in the immediate vicinity of the project area. As illustrated on the project site plans, the buoys conform with TRPA design and location standards to ensure compatibility with adjacent shorezone and lakezone uses.

*TRPA SCENIC IMPACT ASSESSMENT FORM  
USE ONLY FOR FOUR OR MORE BUOYS*

Assessor's Parcel Number (APN) \_\_\_\_\_ County \_\_\_\_\_  
Previous APN \_\_\_\_\_ (if changed by county assessor since 1987)

Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

Representative or Agent \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

**I have reviewed the TRPA Scenic Corridors, Recreation Areas and Bikeways (listed on the following page) and have determined that the above referenced parcel(s) is (check one):**

\_\_\_\_\_ not visible.

\_\_\_\_\_ visible from \_\_\_\_\_

**If visible, provide the following Scenic Resource Inventory Information:**

Refer to the scenic resources inventory available at TRPA offices, or online at [www.trpa.org](http://www.trpa.org). Information and maps for these items are available on the [Scenic Resources page](#) of the TRPA website and at the TRPA main office. List any scenic points the parcel(s) can be seen from.

Roadway Unit No. \_\_\_\_\_ Status:  Attainment  Non-attainment

Roadway Scenic Resource Point No. \_\_\_\_\_

Shoreline Unit No. \_\_\_\_\_ Status:  Attainment  Non-attainment

Shoreline Scenic Resource No. \_\_\_\_\_

Shoreline Character Type \_\_\_\_\_

Current and/or Prior Shorezone Project(s) on site?  Yes  No TRPA File # \_\_\_\_\_

If yes, and scenic mitigation measures were required, please clearly identify location(s) of any approved mitigation measures on lakefront façade/landscape elevation drawings.

*If property boundaries are not clearly defined, all property corners must be located and staked before the site visit. Use one inch by two inch boards about 3 feet long, driven solidly into the ground at the property corners. In cases where there is heavy brush or tree cover, surveyors tape (brightly colored plastic ribbon) must be tied to the stakes. The address must be posted on the property.*

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner or Authorized Agent: \_\_\_\_\_

**TRPA STAFF WILL DETERMINE IF ADDITIONAL SCENIC ANALYSIS IS NEEDED BASED ON REVIEW OF THE FOLLOWING CHECKLIST ITEMS AND STAFF FIELD VISITS TO THE SITE.**

## *SCENIC IMPACT CHECKLIST FOUR OR MORE BUOYS*

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If either the parcel or proposed project is visible from a scenic corridor, recreation area or bikeway, the following information must be submitted to TRPA along with the project application. Refer to the TRPA [Master Checklist](#) for an explanation of each item. Following this checklist closely can avoid costly delays in reviewing your project.

- \_\_\_\_\_ 4a. Photographs from scenic corridor, recreation area or bikeway location to project area, clearly showing all existing development within the project area.
  
- \_\_\_\_\_ 4b. Color and material samples for proposed structures. Samples can be no larger than 8.5" x 11". Photographs of sample colors will not be accepted. However, to assist TRPA in the review of your project, you may also submit close-up photographs of outer walls with the applicable color sample from a Munsell® Color Chart held against the wall. A chart of TRPA-approved Munsell® colors is available at TRPA offices.
  
- \_\_\_\_\_ 4c. Preliminary landscape plan (can be included on the submitted site plan).
  
- \_\_\_\_\_ 4d. Dimensions of structure(s). Scale drawings showing the exact dimensions of all walls, roofs and structural façades visible from scenic areas or points.
  
- \_\_\_\_\_ 4e. Written discussion of proposed scenic mitigation measures.
  
- \_\_\_\_\_ 4f. For Shoreland and Shorezone Projects, TRPA-verified contrast rating score resulting from the Baseline Scenic Assessment as well as a **proposed** contrast score are required for an application to be determined complete. See the [Baseline Scenic Assessment Application](#) for more information.

**TO DETERMINE THE THRESHOLD STATUS OF AN AREA, REFER TO THE SCENIC RESOURCES INVENTORY AVAILABLE AT TRPA OFFICES, OR ONLINE AT [www.trpa.org](http://www.trpa.org).**



OFFICE  
128 Market St.  
Stateline, NV

Phone: (775) 588-4547  
Fax: (775) 588-4527

MAIL  
PO Box 5310  
Stateline, NV 89449-5310

trpa@trpa.org  
www.trpa.org

HOURS  
Mon. Wed. Thurs. Fri  
9 am-12 pm/1 pm-4 pm  
Closed Tuesday

New Applications Until 3:00 pm

## PROJECT REVIEW APPLICATION FORM

NEW APPLICATION     PLAN REVISION     NEW DEVELOPMENT     REBUILD, ADDITION, REMODEL

- |  |  |
|--|--|
| <input type="checkbox"/> Banking/Verification of Coverage and Uses       | <input type="checkbox"/> Tourist Accommodation               |
| <input type="checkbox"/> Single Family Residential Addition/Modification | <input type="checkbox"/> Linear Public Service Facility      |
| <input type="checkbox"/> New Single Family Residential                   | <input type="checkbox"/> Public Service Facility             |
| <input type="checkbox"/> Multi-Family Residential                        | <input type="checkbox"/> Allocation Assignment               |
| <input type="checkbox"/> Commercial                                      | <input type="checkbox"/> Lot Line Adjustment/ROW Abandonment |
| <input type="checkbox"/> Sign  | <input type="checkbox"/> Subdivision of Existing Structures  |
| <input type="checkbox"/> Grading   | <input type="checkbox"/> Recreation                          |
| <input type="checkbox"/> Transfer of Bankable Rights                     | <input type="checkbox"/> Resources                           |
| <input type="checkbox"/> Shorezone and/or Lakezone Project               | <input type="checkbox"/> Buoy Project                        |

**Applicant** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

**Representative or Agent** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

**Owner** \_\_\_\_\_  Same as Applicant

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

**Project Location/Assessor's Parcel Number (APN)** \_\_\_\_\_

Street Address \_\_\_\_\_ Subdivision \_\_\_\_\_ Lot # \_\_\_\_\_

County \_\_\_\_\_ Previous APN \_\_\_\_\_  
(if changed by county assessor since 1987)

**Brief Description of Project:** \_\_\_\_\_

**Plan Area Statement/Community Plan:** \_\_\_\_\_ ([view maps](#))

**Property Restrictions/Easements** (List any deed restrictions, easements or other restrictions):  None

**Prior Approvals** (List any prior CTRPA/TRPA approvals/permits for the subject property):  None ([go to file search](#))

Description: \_\_\_\_\_ TRPA File No: \_\_\_\_\_ Date: \_\_\_\_\_

Description: \_\_\_\_\_ TRPA File No: \_\_\_\_\_ Date: \_\_\_\_\_

**DECLARATION:**

I hereby declare under penalty of perjury that this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I am the owner of the subject property, or have been authorized in writing by the owner(s) of the subject property to represent this application, and I have obtained authorization to submit this application from any other necessary parties holding an interest in the subject property. I understand it is my obligation to obtain such authorization, and I further understand that TRPA accepts no responsibility for informing these parties or obtaining their authorization. I understand that should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, TRPA may rescind any approval or take other appropriate action. I hereby authorize TRPA to access the property for the purpose of site visits. I understand that additional information may be required by TRPA to review this project. (Edited 7/10)

Signature: **(Original signature required.)**

\_\_\_\_\_ At \_\_\_\_\_ On \_\_\_\_\_  
Owner or Person Preparing Application County Date

**AUTHORIZATION FOR REPRESENTATION (Original signatures required):**

The following person(s) own the subject property (Assessor's Parcel Number(s) \_\_\_\_\_) or have sufficient interest therein to make application to TRPA:

Print Owner(s) Name(s):

\_\_\_\_\_  
\_\_\_\_\_

I/We authorize \_\_\_\_\_ to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA beyond that submitted by my representative to review this project. Any cancellation of this authorization must not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

Owner(s) Signature(s): **(Original signature required)**

\_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Fee: \$ \_\_\_\_\_ Receipt No: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# BIENNIAL BUOY CHAIN/RODE MAINTENANCE REPORT FORM

TRPA Permit File No. \_\_\_\_\_ Assessor's Parcel Number (APN) \_\_\_\_\_  
(if available)

Buoy Street Address \_\_\_\_\_

City/Town \_\_\_\_\_

County \_\_\_\_\_

Owner \_\_\_\_\_

TRPA will mail future fee invoices and maintenance report forms to this address. Please contact TRPA in the case of an address change or change of ownership.

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

### Inspection Checklist

- |                                  |                         |
|----------------------------------|-------------------------|
| _____ Chain or Rode Material     | _____ Buoy Float        |
| _____ Shackles                   | _____ Anchor Attachment |
| _____ Substrate Anchoring System |                         |

Inspection Date \_\_\_\_\_

List Any Maintenance Or Repairs Made \_\_\_\_\_

### BLUE BOATING PROGRAM

 Please provide some environmental information about the vessels which use your moorings.

Boat Type:  Day Boat  Ski  Fishing  Sail  
 PWC  Commercial

Length: \_\_\_\_\_

Horsepower: \_\_\_\_\_

Engine Type:  Inboard  I/O  Outboard  
 2 Stroke DFI  4 Stroke

Registration Numbers: \_\_\_\_\_  
\_\_\_\_\_

Waste Tanks:  Y  N

Frequency of Boat Use: \_\_\_\_\_ days/yr.

Average Duration per Trip: \_\_\_\_\_

#### Statement

I certify that I am the owner of the buoy anchor system(s) listed and that they have been inspected and are in good/safe condition. I understand that I, not TRPA, am responsible for ensuring the buoy(s) are in good/safe condition and that TRPA is not liable for any damage resulting from the use of the buoy(s). I understand that I am subject to penalties for environmental harm and any discharges to the waters of the Lake Tahoe Region that may result from negligence or a poorly maintained buoy anchor system. I understand that I am subject to penalties for non-payment of annual mooring fees to TRPA and that these moorings could be removed for non-payment. I further understand that my buoys may be required to be relocated in the future to accommodate adjacent permitted buoys.

Signature: \_\_\_\_\_

\_\_\_\_\_ At \_\_\_\_\_ On \_\_\_\_\_  
Owner (Original signature required) County Date

### FOR OFFICE USE ONLY

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

*SUPPLEMENTAL SHOREZONE APPLICATION*

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**Buoy and Buoy Field Location Standards**

Buoys and buoy fields must meet the location standards of the TRPA Code of Ordinances [Section 54.5.B](#). Project site plans must demonstrate conformance with these standards.

**Projection Lines Lakeward of Highwater - 6229.1 ft Lake Tahoe Datum**

Please include the TRPA projection lines on your site plan as instructed in TRPA Code of Ordinances [Section 54.5.B \(1\)\(d\)](#). Include property and projection lines of adjacent parcels and existing shorezone structures (piers, buoys, breakwaters, floating platforms, etc.) bounded within. Please note that TRPA may require depiction of projection lines of additional properties if necessary to determine proper structure location and/or to address adjacent property owner concerns.

Are you or the property owner/applicant a member of a homeowner, property owner or any similar association or club?

YES

NO

Does the property associated with the project application have access to a common property that has a pier, buoy or buoy field, boat ramp, floating dock, and/or other shorezone structure/facility?

YES

NO

If Yes to either of the above, please submit the following:

1. A written description of the common shorezone structure/facility.
2. The location (address, APN, and map detail) of the common shorezone structure/facility.
3. The name of the Homeowners Association, Property Owners Association, or similarly affiliated association or club.
4. A map of the properties and list of APNs that have access to the common shorezone property.
5. The by-laws of the HOA, POA or similarly affiliated association or club.
6. A recorded grant deed of the project parcel and the common shorezone parcel.

Detailed description of the proposed project. Be as specific as possible; attach separately if necessary:

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I hereby certify under the penalty of perjury that the information submitted herein is true and correct to the best of my knowledge.

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Signature of Owner/Authorized Representative

Date

# *BUOY PERMIT APPLICATION CHECKLIST*

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APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED, UNLESS SPECIFIED. TRPA MAY REQUIRE ADDITIONAL INFORMATION ABOVE AND BEYOND THE CHECKLIST ITEMS TO REVIEW THIS APPLICATION.

PROJECT NAME: \_\_\_\_\_

CURRENT ASSESSOR'S PARCEL NUMBER (APN): \_\_\_\_\_

PREVIOUS ASSESSOR'S PARCEL NUMBER (APN): \_\_\_\_\_

- | Applicant | TRPA  |   |
|-----------|-------|---|
| _____     | _____ | 2. Complete Application with <u>original</u> signed authorization and checklist. For non-littoral property owners, also include property owner signature of the associated littoral property.   |
| _____     | _____ | 3. Application Filing Fee: Using the base fee of \$500 per buoy applied for use the Filing Fee Calculation Worksheet that follows this checklist. Mooring registration and Watercraft Enforcement fees are separate from application filing fees and will be collected at the time of permit issuance.  |
| _____     | _____ | 5. Scenic Impact Assessment Form.   |
| _____     | _____ | 6. Site plan with bathymetric survey showing all project area parcels: Minimum 18" x 24" on blackline or blue line print paper, maximum scale 1" = 40', showing the following:  |
|           | _____ | _____ a. All property lines and distance from the property lines to the proposed project.   |
|           | _____ | _____ b. Map scale and north arrow.   |
|           | _____ | _____ c. Assessor's Parcel Number (APN) and property address.   |
|           | _____ | _____ d. Property owner's name.   |
|           | _____ | _____ e. Parcel size in square feet.  |
|           | _____ | _____ h. Vicinity map.  |
|           | _____ | _____ aa.i. Topographic contour lines at 2' intervals.  |
|           | _____ | _____ aa.ii. High and low water line contours.  |
|           | _____ | _____ aa.iii. Elevation contours 6,215 and 6,219.   |
|           | _____ | _____ aa.iv. Show all existing shoreland structures within the project area parcels.  |
|           | _____ | _____ aa.v. The TRPA Buoy Line for single use buoys (when adopted). These lines are established on the adopted shorezone maps of TRPA.  |
|           | _____ | _____ aa.vi. A line 350 feet from high water line of the project area. If applying to place a buoy more than 350 feet from high water line, also show a line 600 horizontal feet from high water line of the project area.  |
|           | _____ | _____ aa.vii. Geologic features of lake bottom conditions below 6,229.1 Lake Tahoe Datum (e.g., boulders, cobbles, gravels, sand, etc.) out to the proposed lakeward distance of the buoy(s).   |
|           | _____ | _____ aa.viii. A table for total linear lake frontage for each project area parcel. Linear lake frontage must be measured as the length of the high water line elevation contour (6,229.1 Lake Tahoe Datum) within the property lines of each parcel, and must be surveyed by a licensed land surveyor. |

- \_\_\_\_\_      \_\_\_\_\_      aa.ix. Depiction of property lines projected perpendicular to the tangent of the shoreline from high water line, and conformance with all applicable buoy location standards (TRPA Code of Ordinances [Chapter 52.4.D.](#) and [54.5.B.](#)).
- \_\_\_\_\_      \_\_\_\_\_      aa.x. Stream mouth protection zones and source water protection zones within the project area parcels and within 100 feet of project area parcel boundaries.
- \_\_\_\_\_      \_\_\_\_\_      aa.xi. All shoreland and shorezone easements.
- \_\_\_\_\_      \_\_\_\_\_      aa.xii. Location of buoy(s) including Latitude and Longitude coordinates for existing and proposed buoy anchors.
- \_\_\_\_\_      \_\_\_\_\_      aa.xiii. Location of all existing shorezone structures within and adjacent to the project area parcels (i.e., buoys, piers, breakwaters, swimming platforms, water intake lines, fences, etc.). Include location, dimensions of, and distance to adjacent shorezone structures. Identify all existing moorings for the project area parcels (boat lifts, boat houses, swimming platforms).
- \_\_\_\_\_      \_\_\_\_\_      10. Color photographs (3" x 5" minimum) of the following:
  - \_\_\_\_\_      \_\_\_\_\_      a. Existing conditions from Scenic Corridor.
  - \_\_\_\_\_      \_\_\_\_\_      g. Existing shorezone structure(s) and immediate area (upshore and downshore).
- \_\_\_\_\_      \_\_\_\_\_      12. For buoy applications in areas where buoys are listed as a Special Use, Hearings Officer or Governing Board Review and a public hearing are required. Include the items listed below and use the correct filing fee multiplier on the Filing Fee Calculation Worksheet included in this packet. Visit the [Plan Area Statement page](#) of the TRPA website or contact TRPA to determine the permissible use category for buoys in your area.
  - \_\_\_\_\_      \_\_\_\_\_      a. List of names, addresses, and Assessor's Parcel Numbers (APNs) of property owners within 300 feet of the subject parcel boundary and addressed, stamped envelopes to those property owners (for all projects requiring Hearings Officer or Governing Board review).
  - \_\_\_\_\_      \_\_\_\_\_      b. 8 1/2" x 11" reductions of site plan (for all projects requiring Hearings Officer or Governing Board Review).
- \_\_\_\_\_      \_\_\_\_\_      13. Elevation (side view) drawings of the shoreline, buoy, chain/rode and anchor. If your buoy needs to be moved or the anchor needs to be replaced to conform with TRPA design and location standards, show both existing and proposed conditions. Drawings must include:
  - \_\_\_\_\_      \_\_\_\_\_      a. High water line and delineated lake bottom elevation with geologic features (boulders, cobbles, gravels, sand) relative to the proposed/existing buoy(s).
  - \_\_\_\_\_      \_\_\_\_\_      b. Proposed grading, filling, or dredging.
  - \_\_\_\_\_      \_\_\_\_\_      e. If in spawning habitat, provide a cross-section illustration of the anchoring device demonstrating conformance with design requirements of TRPA Code of Ordinances [Chapter 54 Appendix A](#) including the dimensions of the anchoring device.
  - \_\_\_\_\_      \_\_\_\_\_      f. Specifications as set forth in the California Waterway Marking System or as otherwise recommended by the U.S. Army Corps of Engineers or U.S. Coast Guard.
- \_\_\_\_\_      \_\_\_\_\_      16. Initial Environmental Checklist. The [IEC form](#) (1.1 mb download) is available at TRPA or online.
- \_\_\_\_\_      \_\_\_\_\_      32. Project Description, including number of existing/proposed buoys, existing and proposed anchoring systems and installation description, as applicable, and total number of existing moorings (boat lifts, boat houses, swimming platforms) in project area.
- \_\_\_\_\_      \_\_\_\_\_      32h. Submittal of a [Baseline Scenic Assessment application](#), proposed contrast scoring of shoreland structures, and demonstration of mitigation for visible mass of buoys (required prior to Complete Application determination).

- \_\_\_\_\_ 32i. For existing buoys, signed Biennial Mooring Chain/Rode Maintenance Statement (included in this packet).
- \_\_\_\_\_ 32j. Copy of current lease approval from CA or NV state lands agency, or valid permit from the U.S. Army Corps of Engineers. If there are no authorizations from these agencies, see line item 32k in lieu of this requirement.
- \_\_\_\_\_ 32k. Evidence that buoys were placed on Lake Tahoe prior to February 10, 1972. Acceptable evidence includes a grandfathered determination letter from the U.S. Army Corps of Engineers, pre-1972 dated aerial photographs, tax assessor's records, point-of-sale records, photographs with clear reference features, and other legal documentation. Only required for buoys without either: (1) A current lease approval from CA or NV state lands agency, or (2) a valid permit from the U.S. Army Corps of Engineers).
- \_\_\_\_\_ 32l. For non-littoral property owners, provide evidence that the buoy was placed on Lake Tahoe prior to February 10, 1972, **and** a current lease approval from the CA or NV state lands agency (See TRPA Code of Ordinances [Section 52.4.D](#) for more information).
- \_\_\_\_\_ 37. Applicable findings explanation and rationale.
- \_\_\_\_\_ 45. Supplementary Shorezone application form.
- \_\_\_\_\_ 55. Optional: Prior to permit issuance, a Certificate of Completion for water quality Best Management Practices (BMPs) is required for all project area parcels. If available at time of application submittal, please provide a copy of the Certificate to avoid later delays in permit issuance. For project areas currently under construction, provide a copy of the acknowledged TRPA permit and the approved stamped site plan with BMP details (required prior to "complete application" status).

## FILING FEE CALCULATION WORKSHEET

**Please calculate your filing fee in the worktable at the bottom of this page. Include full payment with your complete application.**

Fees and multipliers for permit applications are re-evaluated on a regular basis to ensure TRPA's review costs are recovered and that applicants are not unfairly charged. Please refer to the current [TRPA Filing Fee Schedule](#) (275 kb pdf) available at TRPA offices or online at [www.trpa.org](http://www.trpa.org). The base fee for buoy applications is \$500 per buoy applied for.

FEE MULTIPLIERS	
Level of Review See <a href="#">TRPA Code of Ordinances Chapter 4</a>	Multipliers
Staff Level Review	1.00
Hearings Officer Review	1.40
Governing Board Review	1.80
Plan Revisions	
Minor—A non-substantive change to a permitted project. A project that will not cause changes to any TRPA permit conditions, does not require new field review by TRPA staff, does not require a public hearing, and does not involve any modifications to building size, shape, land coverage, location, or scenic rating score.	0.40
Major—A substantial change that does not significantly exceed the original scope of the project. Revisions that significantly exceed the original scope of a project, or which require a public hearing, must be treated as new or modified projects, as the case may be.	0.70
Special Planning Areas	
For projects located in an adopted community plan area, or subject to an adopted redevelopment, specific, or master plan. A map of <a href="#">Community Plan Areas</a> is available at our offices or on the TRPA website.	1.25

### Sample Calculation

$\left( \$ 2,000.00 \times 1.4 \times 0.70 \times 1.25 \right) + \$ 400 + \$ 88 = \$ 2,938.00$						
Base Fee	Level of Review Multiplier	Plan Revisions Multiplier	Special Planning Area Multiplier	Shoreland Scenic Review	I.T. Surcharge	Application Fee due on submittal

### Applicant Calculation

Using the base fee from the [TRPA Filing Fee Schedule](#) (275 kb pdf) and the fee multiplier table above, calculate your filing fee total on the worktable below. You must fill all blanks with a number, or "N/A" if the multiplier or surcharge does not apply to your application.

$\left( \$ \quad \times \quad \times \quad \times \quad \right) + \$ \quad + \$ \quad = \$ \quad$						
Base Fee	Level of Review Multiplier	Plan Revisions Multiplier	Special Planning Area Multiplier	Shoreland Scenic Review	I.T. Surcharge	Application Fee due on submittal