



**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

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

New Applications Until 3:00 pm

## *MULTI-FAMILY DWELLING PROJECT INFORMATION PACKET AND CHECKLIST*

### All applications are subject to an Information Technologies (IT) surcharge

#### **How To Apply for a Tahoe Regional Planning Agency Permit**

This packet explains the Tahoe Regional Planning Agency (TRPA) permit process for new multi-family dwelling, addition or modification projects. 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 South Shore 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. At the North Shore office, days of operation are Wednesday through Friday, 9:00 a.m. to 4:00 p.m. through the winter. North office hours are extended in the summer months and when needed. Please call or stop by for the current hours of the north shore office.

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.

#### **Where to Submit Your Application**

To streamline review of residential projects, TRPA entered into agreements or Memoranda of Understanding (MOU) with the City of South Lake Tahoe, El Dorado County, Placer County, and Washoe County. Douglas County does not participate in the MOU program. Only multi-family residential projects of 4 or less units may be reviewed by a local jurisdiction. Projects involving 5 or more units require review by TRPA. TRPA still reviews multi-family residential projects in Douglas County and on most parcels visible from TRPA-designated scenic areas.

If you have questions regarding your proposed project and your project is eligible to be reviewed by a local jurisdiction, please call your local building department:

City of South Lake Tahoe Building Department	(530) 542-6010
El Dorado County Building Department	(530) 573-3330
Placer County Building Department	(530) 581-6200
Washoe County Building Department	(775) 832-4140

#### **Getting Started**

Before starting your application, you must determine if the project you are proposing requires TRPA review. Some activities, such as maintenance and repair or minor structural additions, may be considered "Exempt" or "Qualified Exempt" from TRPA review. An Exempt/Qualified Exempt Activity Reference Guide and Information Sheet is available at our offices or online at <http://www.trpa.org>. Generally, projects which involve the creation or relocation of land coverage or projects that are scenic properties considered require a permit. If you have questions regarding the need for a permit, please contact TRPA.

If your proposed project requires TRPA review, a Land Capability Verification for the property must be completed by TRPA prior to application submission of your application to the local building department or TRPA. A Land Capability Verification may have already been completed if a permit was issued for your parcel since July 1987. Call or visit our offices to find out if one exists or to find out how to apply for verification. You may also use an approved set of plans from after July of 1987 as your coverage and land capability verification. In some cases, you may need to have a partial site assessment if both verifications have not been completed

To build or expand, you must first acquire or already have residential building allocations and/or development rights from your local jurisdiction. This may not apply if your project is considered affordable housing according to TRPA's definition. To be considered affordable housing it must be affordable to a household whose annual income is 80% of the medium annual income in the applicable county. If the project is considered affordable by TRPA, you do not need residential allocations and may qualify for bonus units, which would replace development rights. Information

related to development rights and allocations is explained in the TRPA *Master Checklist and Master Design Criteria and Guidelines* documents, available at our offices and on the TRPA website. You may also consult Chapter 33 of the TRPA *Code of Ordinances* or contact TRPA or your local jurisdiction for additional information.

### **Prior to Application Submittal**

Prior to submitting your project application, the following items should be completed:

- ✓ **Review the TRPA Development Standards.** If you have questions regarding land coverage, height, excavation, or other TRPA standards, some basic information is in the *Master Checklist and Master Design Criteria and Guidelines* documents. Contact TRPA or your local building department for additional information.
- ✓ **Prepare a Site Plan with Topographic Survey.** If you plan to submit a project application, you must have a Topographic Survey prepared including all of the existing site information listed on the checklist at the end of this packet. This survey will be required when applying for a site assessment or land capability verification. It will also be required for your project application.
- ✓ **Obtain Your Existing Coverage And Land Capability Verification Results.** The Land Capability Verification will determine if your parcel is considered “sensitive” or “non-sensitive” in accordance with the TRPA *Code of Ordinances*. Parcels that have been identified as “sensitive” have development restrictions that may affect the project you are proposing. The Land Capability Verification will also determine the allowable land coverage for your parcel which will be needed in designing your project. A verification of existing coverage will verify any legally existing coverage already present on the parcel.
- ✓ **Obtain Allocations For All New Units.** You must obtain a Building Allocation from the local building department or transfer an allocation assignment from another parcel to the proposed project parcel for each new residential unit. In order to receive an allocation from the local building department you must submit project plans to the local Building Department. Contact your local Building Department for additional information. You must submit your allocation with your project plans if TRPA is conducting the review. Affordable housing units do not require building allocations, however, they must obtain development rights or apply for bonus units. Contact TRPA or your local jurisdiction for additional information.
- ✓ **Secure Residential Development Rights or Residential Units of Use for Transfer to the site.** You must transfer residential development rights or verified residential units of use to the subject parcel prior to approval of the project from TRPA. You may obtain development rights from the California Tahoe Conservancy if your project is within California or from sellers on the open market. You may need to contact local professional planning firms or realtors to find units or development rights for sale. Generally, development rights must be transferred within the same local jurisdiction from where they originated. Please see Chapter 33 of the TRPA Code of Ordinances for additional information or contact TRPA.
- ✓ **Lakefront parcels require a Backshore Boundary Verification.** Lakefront parcels must have backshore boundaries verified. If you are applying for a site assessment or land capability verification, this will be included in that process. If you already have a land capability verification or site assessment and this was not included on your verification, you must have a completed verification prior to submitting your plans. You may apply for this verification through TRPA.
- ✓ **Complete a Scenic Impact Assessment Form.** The scenic site assessment process will help to determine the level of scenic analysis your project may require. The form is included in this packet. If your parcel is visible from a TRPA designated scenic corridor or resource, additional items may be required to be submitted with your application. Projects located in the *shoreland* will require assessment of the Scenic Quality Baseline Conditions prior to review of the project. This assessment requires submittal of a separate application prior to the project application. A related scenic assessment for the proposed conditions will be required to be submitted concurrent with the proposed project application.
- ✓ **Check the Community Plan or Plan Area Statement and the Bicycle and Pedestrian Master Plan.** The Community Plan or the Plan Area Statement (PAS) lists the permissible uses allowed for your property. The Community Plan or the PAS may also have specific design criteria that need to be incorporated into your project. The location of existing or proposed bicycle and pedestrian paths near the project may also be required. To find out if the project lies within a Community Plan or a PAS, contact your local jurisdiction planning office. To determine the location of existing or proposed bicycle and pedestrian paths in your project area, check the map viewer at <http://gis.trpa.org/BIKEMAP/#>. The map shows a 75-foot buffer of all paths; however project parcels that are not adjacent to a path will not be required to show the path in their project plans.

✓ Complete The Appropriate Forms. The Project Review application form must be completed, and all checklist items provided. For additional information about checklist items, refer to the TRPA *Master Checklist*. Note that checklist item numbers are sequential but may not be all inclusive; not all checklist items found in the TRPA *Master Checklist* apply to all projects. In addition to the Project Review application form and checklist, a Scenic Impact Assessment form must be submitted with each application. Please be advised that a soils/hydrologic report will also be required for your project if the proposed excavation exceeds 5 feet in depth.

✓ Obtain The Required Signatures. The **property owner** 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.**

✓ Complete 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 findings that may be applicable to your project. Applicants are required to review the applicable findings and provide a detailed rationale as to how your project complies with these findings. We recommend that you review the applicable findings prior to designing your project. This will allow for adjustments to the project design, if necessary, in order to meet the required findings. This procedure is explained in more detail within this packet.

## 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 shall make the findings required. Applicable findings and their associate Regional Plan document location 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 shall make the findings required by the provisions of the Regional Plan package, including the Goals and Policies, the Code, and any other requirement of law. All such findings shall be made in accordance with Chapter 6 of the TRPA Code of Ordinances.

Procedure For Findings: Findings shall be made as follows:

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

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

Example Finding:

Below is one of the findings necessary for additional height for a building set forth in Table A of the TRPA Height Ordinance..

22.7 **List Of Findings:** The **findings** required in this chapter are as follows:

(1) When viewed from major arterials, scenic turnouts, public recreation areas or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline. For height greater than that set forth in Table A for a 5:12 pitch, the additional height shall not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in Subparagraph 30.15.E, Additional Visual Magnitude, or Appendix F, Visual Assessment Tool, of the Design Review Guidelines.

### Finding Rationale

This property is visible from a distance of 300 feet from the High Water mark of Lake Tahoe. The additional height will not cause any part of the building to extend above the forest canopy or any ridgeline as shown in the attached photo. The photo is marked with the proposed height of the addition and clearly shows the forest canopy to be higher than the proposed building addition. The property is not located on a ridgeline.

This project proposes additional height for a 5:12 pitch greater than that specified in Table A. A visual magnitude analysis was completed for this project and is not increased beyond that permitted for structures in the shoreland as set forth in Subparagraph 30.15.E. See attached visual magnitude analysis.

## Complete Application

If your project application addresses all 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 notice 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/or 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 or the local jurisdiction for review. Submitting a clear complete and accurate application with explanation of the applicable findings to be made can speed the processing time through TRPA or the local building department. The time of year you submit your application can also influence the processing time. Submittal of project applications usually peak during the summer building season. This 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. Ideally, submit your application the summer prior to the year in which you plan to build.

**Local Jurisdiction Review:** If your permit is reviewed for TRPA standards by a local jurisdiction (e.g., the City of South Lake Tahoe, El Dorado County, Placer County, or Washoe County), please contact the appropriate building department for their permit process. Typically, local jurisdictions do not issue conditional permits. Instead, they issue a correction notice outlining the required changes to your plans, if any. A permit is issued once plans received by the local building department meet all applicable TRPA standards. In many cases, the local jurisdiction may be able to review your plans concurrently for local requirements.

**TRPA Review:** TRPA has three review levels for projects; staff level, Hearings Officer and Governing Board. The Governing Board approval is required for Affordable or Employee housing projects greater than four units and Mobile Home developments. Hearings Officer is required for other Multi-family residential projects greater than four units. Projects proposed for fewer than four units may be approved at staff level or by the local jurisdiction. 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.

## 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, 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 will 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 collected by the reviewing jurisdiction. Please refer to the TRPA Filing Fee Schedule for current mitigation fees.

**Water quality:** Water quality mitigation fees are based on the amount of new land coverage being created by your project. These fees are non-refundable. Water quality mitigation fees are held in a fund for use by local jurisdictions for major erosion control and water quality improvement projects. See TRPA Code of Ordinances Section 82.3.

**Off-site land coverage:** Off-site coverage mitigation fees are based on the amount of land coverage created in the public right-of-way as a result of your project. This fee is calculated by the appraised cost of land in each hydrologic area of the Tahoe Basin. As with the water quality fees, this money is held in a fund for use by local jurisdictions for erosion control and water quality improvement projects.

**Excess land coverage:** Excess land coverage is the amount of legally created land coverage existing within your project area that exceeds the base allowable land coverage. Not all parcels will have excess land coverage. Excess land coverage can be mitigated several ways: through a mitigation fee, by reducing land coverage on or off site, or by expanding the project area. The mitigation fee is based on the amount of excess land coverage on your parcel and the estimated construction cost of your project. The minimum excess land coverage mitigation fee is \$200 per project. See TRPA Code of Ordinances Section 20.5.

**Air quality:** An air quality mitigation fee is required for any new residential units (e.g., a new guest house). This money is held in a fund for use by local jurisdictions for transit and other projects that improve air quality. See TRPA Code of Ordinances Section 93.3.D.

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

### **Project Security**

A project security will be collected by the reviewing jurisdiction. In most cases, the project security will be based on 110% of the cost of all required Best Management Practices (BMPs). Securities may also be required to insure 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 non-refundable security administrative fee is required for all securities. Contact the jurisdiction that issued your permit to schedule a final inspection. Review Attachment J in the Master Checklist/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. A minor plan revision generally involves small changes that do not include modifications to land coverage or the exterior dimensions of a structure. A major plan revision generally includes changes to land coverage or height calculations. Check the TRPA fee schedule for the appropriate fee amount.

### **Pregrading (Pre-construction) Inspection**

Before you begin construction of your project, you must arrange a pregrading inspection. If a local jurisdiction completed your TRPA review, contact the appropriate local building department to arrange an inspection. If TRPA issued your permit, contact the TRPA Environmental Compliance Division. In some cases, the pregrading inspection may be done via telephone. Prior to scheduling your inspection, you must have obtained all necessary TRPA and local approvals. All temporary Best Management Practices (BMPs) must be installed prior to Pregrading Inspection.

## *MULTI-FAMILY DWELLING REQUIRED FINDINGS TABLE*

Include an attached Written Statement and rationale for making each finding applicable to the project proposal. Refer to the TRPA *Master Findings Document* available at our offices or online at [www.trpa.org](http://www.trpa.org). Click on “Permits & Documents” and look for the *Master Findings Document* under “Other Documents.” Refer to the *Master Findings Document* to complete this portion of the application.

<b>Applicability</b>	<b>Code Section</b>
<b><i>Findings Necessary to Approve Any Project</i></b>	6.3.A
<b><i>Special Uses</i></b>	18.1.B
<b><i>Land Coverage</i></b>	
Additional Land Coverage for Driveways	20.3.B(1)
Land Coverage for Stream/SEZ Crossings	20.4.B(1)
Relocation of Existing Land Coverage	20.5.C
<b><i>Density</i></b>	21.3.B-D
<b><i>Height</i></b>	
Additional Height	22.3.A
Additional Height for Certain Buildings	22.4
Height for Additions to Existing Buildings	22.9.A-C
<b><i>Driveways</i></b>	
Driveway Compliance	24.2.B
Shared Driveways	24.2.C(2)
Slope of Driveways	24.2.C(5)
<b><i>BMP Infiltration Requirements</i></b>	25.5.A
<b><i>Signs</i></b>	
Signs in Tourist Plan Areas	26.11.C
Exceptions for removal of nonconforming signs	26.14.C
<b><i>Paved Road Waiver</i></b>	27.2.A
<b><i>Water Supply Waiver</i></b>	27.3.B(2)
<b><i>Historic Resources Demolition</i></b>	29.6.C
<b><i>Design Standards</i></b>	
Construction in Scenic Roadway Setbacks	30.5.D
Visible from Public Recreation Areas and Bicycle Trails	30.12.C
Additional Visual Magnitude	30.15.G(3) & (4)
<b><i>Transfer of Existing Development</i></b>	34.4.B(4)
<b><i>Bonus Unit Incentive Program Criteria</i></b>	35.2.B
<b><i>Grading</i></b>	
Grading Season Exceptions	64.2.B
Groundwater Interception	64.7.A(2)
Excavations in excess of 5' in depth	64.7.B
<b><i>Tree Removal</i></b>	
Old Growth Protection/Private Landowners	71.2.C
General Standards	71.3.A
Tree Removal for Solar Access	71.5.D
<b><i>Water Quality Mitigation</i></b>	
Mitigation Projects In-Lieu of Fees	82.2.A

TRPA SCENIC IMPACT ASSESSMENT FORM

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. Information and maps for these items are available on the Scenic Resources page of the TRPA website and at the TRPA main office. List all unit numbers the parcel(s) is located in. Then list any scenic points from which the parcel(s) can be seen.

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

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

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

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

Is this a Shorezone Project?  Yes  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) shall 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.

(continued on next page)

## SCENIC IMPACT CHECKLIST

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.

- \_\_\_\_\_ 5a. Photographs from scenic corridor, recreation area or bikeway location to project area, clearly showing all existing development within the project area.
- \_\_\_\_\_ 5b. 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.
- \_\_\_\_\_ 5c. Preliminary landscape plan (can be included on the submitted site plan).
- \_\_\_\_\_ 5d. Dimensions of structure(s). Scale drawings showing the exact dimensions of all walls, roofs and structural façades visible from scenic areas or points.
- \_\_\_\_\_ 5e. Written discussion of proposed scenic mitigation measures.
- \_\_\_\_\_ 5f. For Shoreland and Shorezone Projects, TRPA-verified contrast rating score resulting from the Baseline Scenic Assessment. See Baseline Scenic Assessment Application for more information.

## SCENIC CORRIDORS, RECREATION AREAS & BIKEWAYS

### Scenic Corridors

Lake Tahoe	State Route 28	U.S. Highway 50
State Route 89	State Route 207	State Route 267
State Route 431	Pioneer Trail	

### Scenic Recreation Areas

Nevada Beach	Zephyr Cove	Cave Rock
Sand Harbor	Hidden Beach	Diamond Peak
Incline Beach	Burnt Cedar Beach	Kings Beach State Park
Agatam Beach	Patton Beach	Moondunes Beach
Lake Forest Beach	Lake Forest Campground/Boat Ramp	Tahoe State Recreation Area
Tahoe City Commons Beach	William Kent Beach & Campground	Granlibakken Ski Resort
Kaspian Recreation Area	Ski Homewood/Tahoe Ski Bowl	Meeks Bay Resort
Sugar Pine Point State Park	Meeks Bay Campground	D.L. Bliss State Park
Vikingsholm, Emerald Bay Picnic Area	Eagle Falls Picnic Area	Eagle Point Campground
Fallen Leaf Lake Campground	Baldwin Beach	Taylor Creek
Kiva Picnic Area/Tallac Historic Site	Camp Richardson	Pope Beach
El Dorado Beach and Campground	Heavenly Valley Ski Resort	Reagan Beach

### Bikeway Segments

Tahoe City to River Ranch	Tahoe City to Dollar Point	Tahoe Tavern
Sunnyside to Timberland	Timberland to Tahoe Pines	Tahoe Pines to Tahoma
City of SLT Recreation Area	Al Tahoe Boulevard	Tahoe Valley Route
Tahoe Valley to SLT City Limits	City of SLT to Tallac Creek	

**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).**



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## 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](#))

**Bicycle and Pedestrian Facilities:** Are there existing or proposed public bicycle or pedestrian path(s) within 75 feet of the project area (bike paths, lanes, routes, or sidewalks)?  Yes  No ([view maps](#))

**Property Restrictions/Easements** (List any deed restrictions, easements or other restrictions):  None  
\_\_\_\_\_ (initial here): I hereby declare under penalty of perjury that all property restrictions and easements have been fully disclosed.

**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.

I understand that I am responsible for all fees set forth in the TRPA Filing Fee Schedule (including cost recovery, filing fees and deposit accounts) associated with this application.

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

\_\_\_\_\_ At \_\_\_\_\_ Date: \_\_\_\_\_  
Person Preparing Application County

**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 shall 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: \_\_\_\_\_

Initial Filing Fee: \$ \_\_\_\_\_ Receipt No: \_\_\_\_\_  
Per the TRPA Filing Fee Schedule, additional costs/fees may apply

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

# MULTI-FAMILY DWELLING CHECKLIST

APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED. TRPA OR YOUR LOCAL JURISDICTION MAY REQUIRE ADDITIONAL INFORMATION ABOVE AND BEYOND THE CHECKLIST ITEMS TO REVIEW THIS APPLICATION.

Each item and number corresponds to TRPA's [Master Checklist](#) (784 k download) available at our offices or online. Refer to the *Master Checklist* for more information on any item.

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

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

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

- | Applicant | TRPA  |  |
|-----------|-------|--|
| _____     | _____ | 1. Fire protection agency pre-approval. This requirement does not apply to some areas as indicated on the fire district maps available at TRPA offices and on <a href="http://www.trpa.org">www.trpa.org</a> . Applicants must contact the reviewing fire agency for their individual requirements regarding plan submittal. Final plans (plans that have been reviewed and approved by TRPA or our partner agencies) are also subject to final approval from local fire protection district or department. Check with your local fire protection agency for their requirements. |
| _____     | _____ | 2. Complete Application with <u>original</u> signed authorization and checklist.   |
| _____     | _____ | 3. Application Fee: Please refer to the <a href="#">TRPA Filing Fee Schedule</a> available at TRPA offices or online. Use the schedule to make the calculations on the attached Filing Fee Worksheet and submit the complete fee with this application.  |
| _____     | _____ | 4. Proof of Land Capability/Backshore Boundary Verification.   |
| _____     | _____ | 5. Completed TRPA Scenic Impact Assessment Form.   |
| _____     | _____ | 7. Site plan: Minimum size 18" x 24" on blackline or blue line print paper showing the following:  |
| _____     | _____ | a. All property lines.   |
| _____     | _____ | b. Map scale and north arrow.  |
| _____     | _____ | c. Assessor's Parcel Number (APN) and property address.  |
| _____     | _____ | d. Property owner(s) name(s).  |
| _____     | _____ | e. Parcel area in square feet.   |
| _____     | _____ | f. Temporary and permanent Best Management Practices (BMPs).   |
| _____     | _____ | g. Finish topographic contour lines at 2-foot intervals.   |
| _____     | _____ | i. Topographic contour lines at 2-foot intervals.  |
| _____     | _____ | j. Stream Environment Zone (SEZ) boundaries and setback(s) (if applicable).  |
| _____     | _____ | k. High and low water lines (if applicable).   |
| _____     | _____ | l. Land Capability Districts and (if applicable) Backshore boundary as verified by TRPA.   |
| _____     | _____ | m. Trees greater than 6" in diameter at breast height (dbh) and all rock outcroppings. Indicate trees to be removed.   |

- \_\_\_ \_\_\_ n. Location and dimensions of proposed structures including overhang coverage reductions at 3:1.
  - \_\_\_ \_\_\_ o. Driveway and driveway slope.
  - \_\_\_ \_\_\_ p. Edge of pavement at street.
  - \_\_\_ \_\_\_ q. Location of all easements (if applicable). For easements involving land coverage (i.e., driveway or access easements), provide the earliest recorded grant deed describing the easement on the subject property.
  - \_\_\_ \_\_\_ r.i. Allowable land coverage.
  - \_\_\_ \_\_\_ r.ii. Existing land coverage calculations by land capability district including a breakdown by type of coverage (i.e., buildings, decks, walks, etc.).
  - \_\_\_ \_\_\_ r.iii. Proposed land coverage calculations by land capability district including a breakdown by type of coverage (i.e., buildings, decks, walks, etc.).
  - \_\_\_ \_\_\_ z.i. Location of existing and proposed public bicycle and pedestrian facilities (paths, lanes, routes, sidewalks, and bicycle parking areas).
- \_\_\_ \_\_\_ 8. Preliminary Building Elevations showing:
- \_\_\_ \_\_\_ a. Finish floor elevations with respect to contour elevations on the site plan. Proposed excavation depth (including excavation needed to construct foundation): \_\_\_\_\_ feet. (For excavations greater than 5 feet, a soils/hydrologic report is required.)
  - \_\_\_ \_\_\_ b. Elevation of the highest roof ridge and lowest elevation of foundation wall at natural grade.
  - \_\_\_ \_\_\_ c. Roof pitch of each roof plane. (If more than one roof pitch is proposed, provide a roof plan.)
  - \_\_\_ \_\_\_ d. Allowed and proposed height calculations.
  - \_\_\_ \_\_\_ e. Drawing scale and view aspect.
- \_\_\_ \_\_\_ 9. Preliminary Floor Plans showing:
- \_\_\_ \_\_\_ a. Scaled dimensions.
  - \_\_\_ \_\_\_ b. TRPA-approved wood stove, fireplace, space, and water heaters
  - \_\_\_ \_\_\_ c. All exterior entrances and exits.
- \_\_\_ \_\_\_ 11. Grading Plan (proposed cut and fill).
- \_\_\_ \_\_\_ 12. For projects requiring Hearings Officer or Governing Board review:
- \_\_\_ \_\_\_ a. A list of names, addresses, and Assessor's Parcel Numbers of property owners within 300 feet of project area, addressed envelopes to same (with no return addresses), and postage (stamped not metered).
  - \_\_\_ \_\_\_ b. 8-1/2" x 11" reductions of site plan, building elevations, and floor plans.
- \_\_\_ \_\_\_ 16. Initial Environmental Checklist (IEC). Available at TRPA offices or on the TRPA website on the "Permits and Documents" page.
- \_\_\_ \_\_\_ 17. Change in Operation Form and identification of new vehicle trips associated with the project..
- \_\_\_ \_\_\_ 19. Results of Soils/Hydrologic Application (if excavating beyond 5 feet in depth).

- \_\_\_\_\_ 37. Applicable findings with written explanation.
- \_\_\_\_\_ 47. Original Allocation for new multi-family units as applicable or identification from where units will be transferred.
- \_\_\_\_\_ 48. Project Description.

## 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).

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 online at <a href="http://www.trpa.org">www.trpa.org</a> .	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.

$\left( \$ \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} \right) + \$ \underline{\hspace{2cm}} + \$ \underline{\hspace{2cm}} = \$ \underline{\hspace{2cm}}$						
Base Fee	Level of Review Multiplier	Plan Revisions Multiplier	Special Planning Area Multiplier	Shoreland Scenic Review	I.T. Surcharge	Application Fee due on submittal