
SHOREZONE AND LAKEZONE PROJECT APPLICATION AND SCREENING CRITERIA INFORMATION PACKET

NOTE: Proposed shorezone projects are being screened by TRPA before application submittal to determine if the project application can be processed under the Partial Shorezone Permitting Program.

Criteria for Screening Shorezone Applications

The Tahoe Regional Planning Agency (TRPA) is currently appealing a 2010 court ruling that recalled updated shorezone ordinances regarding development along the waters of the Lake Tahoe Region. While the appeal is in process, a Partial Shorezone Permitting program is in effect that limits the type of shorezone project applications that TRPA can accept and process.

Under the Partial Permitting Program, TRPA will accept for review applications for certain non-boating facility projects and for the maintenance, repair, reconstruction, modification, and expansion of legally existing boating structures that do not adversely affect the environment, either individually or cumulatively. The Agency cannot accept or process applications to permit additional boating facilities, including piers, buoys, slips, boat ramps and boat lifts, until the completion of additional environmental review by TRPA.

Following the screening criteria below is a questionnaire to answer that will help both our customers and TRPA planners determine in advance if a project application can be accepted for review.

Screening Criteria for Environmental Impacts

Boating Capacity

1. No increase in boating capacity
2. Projects must maintain or reduce boating capacity onsite
3. Applications for projects which include any of the following modifications to existing moorings will be accepted, provided the existing mooring is permanently retired and the project decreases the extent to which the structure does not comply with the development standards and/or improves the ability to attain or maintain the environmental thresholds (Chapter 52.3.G.2):
 - a) TRPA-Permitted Buoy converted to Boat Lift
 - b) Legally Existing Slip converted to Boat Lift
 - c) Legally Existing Boathouse converted to Boat Lift

Scenic Quality

1. No net increase in visual mass
2. Projects which propose an increase in visual mass must employ either of the following methods of scenic mitigation:
 - a) Each square foot of additional visible mass shall be mitigated on a 1:1 basis in shoreline travel units in attainment with scenic thresholds and on a 1:1.5 basis in shoreline travel units not in attainment with scenic thresholds. Notwithstanding the foregoing, each square foot of visible mass from an additional boat lift shall be mitigated on a 1:1.5 basis. Mitigation of visible mass shall occur first in the shorezone of the project area until all feasible mitigation opportunities are exhausted. Mitigation shall then occur in the shoreland portion of the project area as necessary to satisfy all required mitigation.
 - b) If there are not opportunities for onsite mitigation of visual mass impacts in the shorezone or shoreland of the parcel or project area, applicants may consult with a TRPA shorezone planner and mitigation options will be addressed on a case-by-case basis.

Soil/Erosion

1. No increase in littoral drift impacts or increase in erosion
2. Pier projects which include impacts to littoral drift must apply mitigation on the structure itself.
3. All other shorezone structure projects which include impacts to littoral drift must apply mitigation on either the structure or within the parcel/project area.
4. Proposed mitigations must be consistent with methods and tools outlined in the draft TRPA Handbook of Best Management Practices (BMP Handbook).

Fish Habitat

1. No net increase in the total area of Prime Fish Habitat (incl. spawning, feeding, or escape-cover) disturbance
2. Any potential impacts to Prime Fish Habitat shall be mitigated onsite by replacing each square foot of the impacted habitat on a 1:1.5 basis using one of the following methods, or a combination thereof, as determined appropriate by TRPA:
 - (a) Replacement on the same parcel or project area "in-kind" with similar habitat which previously existed. Such replacement must replace the function and value of the habitat to an equal or greater extent.
 - (b) Construction of complimentary habitat adjoining the remaining habitat on-site, where it can be demonstrated that the complimentary habitat will restore or enhance the habitat by substantially increasing the function and value.

SCREENING QUESTIONNAIRE

Please answer this questionnaire to help determine if your project permit application can be processed by TRPA under the Partial Permitting Program described above.

Boating Capacity

Will the proposal result in:

1. An increase in boating capacity?

No Yes

2. The retirement of a legally existing boathouse or slip, or a TRPA-permitted buoy?

No Yes

Please provide a detailed description and location of the modification and of the existing mooring being retired:

Scenic Conditions

Will the proposal result in:

1. A net increase in the visual mass of the structure?

No No, with Mitigation Yes

Each square foot of additional visible mass shall be mitigated on a 1:1 basis in shoreline travel units in attainment with scenic thresholds and on a 1:1.5 basis in shoreline travel units not in attainment with scenic thresholds. Notwithstanding the foregoing, each square foot of visible mass from an additional boat lift shall be mitigated on a 1:1.5 basis. Mitigation of visible mass shall occur first in the shorezone of the project area until all feasible mitigation opportunities are exhausted. Mitigation shall then occur in the shoreland portion of the project area as necessary to satisfy all required mitigation.

Please describe proposed scenic mitigation:

Soil/Erosion

Will the proposal result in:

1. An impact to littoral drift or increased erosion?

- No No, with Mitigation Yes

Pier projects which include impacts to littoral drift must apply mitigation on the structure itself. For all other shorezone structure projects which include impacts to littoral drift, the applicant must apply mitigation on either the structure or within the parcel/project area. Proposed mitigations must be consistent with methods and tools outlined in the draft TRPA Handbook of Best Management Practices (BMP Handbook).

Please describe proposed mitigation for littoral drift impacts:

Prime Fish Habitat

Will the proposal result in:

1. A disturbance to areas located within TRPA Prime Fish Habitat?

- No Yes – Mapped Feed & Cover Yes – Mapped Spawning

If Yes, has a field verification been conducted? No Yes

Any potential impacts to Prime Fish Habitat must be mitigated onsite by replacing each square foot of the impacted habitat on a 1:1.5 basis using one of the following methods, or a combination thereof, as determined appropriate by TRPA:

- a) Replacement on the same parcel or project area "in-kind" with similar habitat which previously existed. Such replacement must replace the function and value of the habitat to an equal or greater extent.
- b) Construction of complimentary habitat adjoining the remaining habitat on-site, where it can be demonstrated that the complimentary habitat will restore or enhance the habitat by substantially increasing the function and value.

Please describe proposed mitigation for prime fish habitat disturbance:

SHOREZONE AND LAKEZONE PROJECT APPLICATION INFORMATION

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 structures, modifications to existing structures or other activities within the shorezone or lakezone of the Lake Tahoe Region including lakes other than Lake Tahoe.

Please be aware that a partial freeze is in effect for processing of permit applications for some shorezone activities. The freeze is in effect while the Agency appeals a court ruling on shorezone ordinances that were adopted in October, 2008. Those ordinances were vacated by the courts, leaving the pre-October, 2008 TRPA rules in effect.

Structures covered by this application packet include jetties, breakwaters, fences and shoreline protective structures. Modifications include major structural repair, modification, reconfiguration or expansion of existing structures. Other activities include but are not limited to dredging, salvage operations, tour boat operations, and waterborne transit and seaplane operations.

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. 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

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.

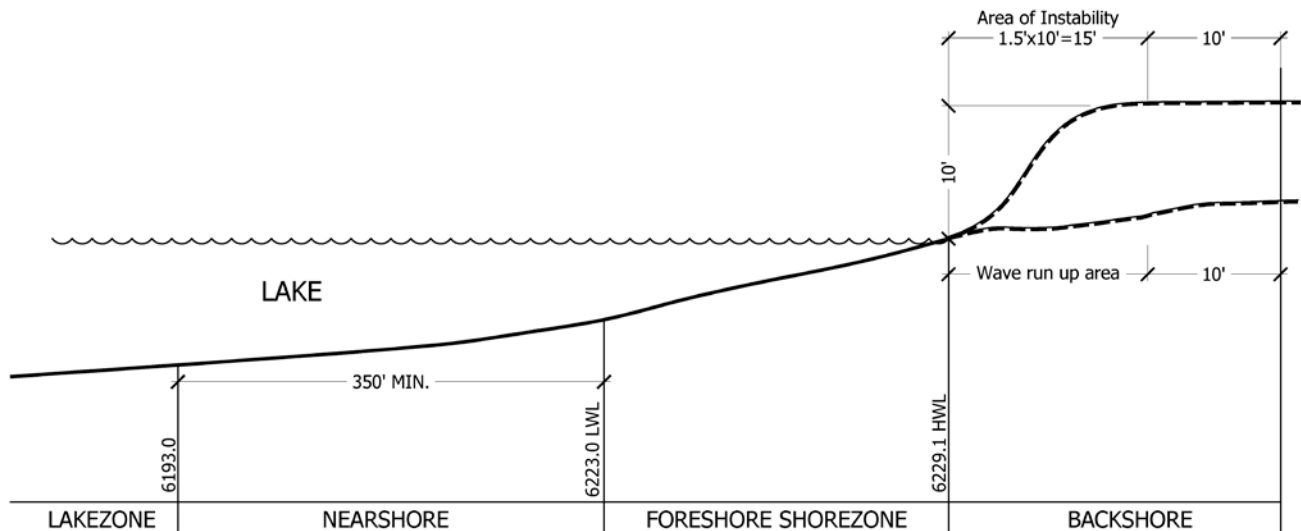
Backshore: The lakeward limit of the backshore is at the high water elevation. The landward limit of the backshore is established using one of the following criteria, whichever establishes the wider backshore:

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 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



SHOREZONE - LAKEZONE DIAGRAM

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.

Prior to Application Submittal

- 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. The Community Plan or the PAS may also have specific design criteria that will need to be incorporated into your project. To find out if the project lies within a Community Plan or a PAS, contact your local jurisdiction planning office.
- Check the Shorezone Tolerance District.** The Community Plan or the PAS maps show the Shorezone Tolerance District for the area. Find your project location on the map and review the applicable regulations and standards of the Shorezone Tolerance District in which the project or activity is located. There are eight Shorezone Tolerance Districts identified along the shorelines of Lake Tahoe, Fallen Leaf Lake and Cascade Lake.
- Determine the Fish Habitat Designation for the Project Area.** If the project or activity involves a new structure or an expansion or reconfiguration of an existing structure, you should know whether the project area is located in a prime fish habitat area as indicated on TRPA Prime Fish Habitat maps. If your project is near the TRPA mapped boundary of a fish habitat area a “mapped borderline” field verification will be required prior to submitting the project application. This is a separate application process. If your project is an expansion of a structure clearly located within a prime fish habitat area, a fish habitat field verification may be required.
- Determine if the Project is on the Environmental Improvement Program (EIP) Project List.** If the project is listed on the EIP list TRPA will be involved in the planning and permitting process at the very beginning stages. Once you have determined your project idea and prior to applying for funding, initiate an Initial Scoping meeting with the TRPA. This will ultimately save time and help plan out the project to avoid costly schedule and plan changes later on in the process. Contact the TRPA Environmental Improvement Program Division for additional information (775) 588-4547.
- Have your Land Capability and Backshore Boundary verified.** 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. It is also required that you determine the landward limits of the backshore.
- Existing Coverage Verification.** If your project involves the creation or relocation of coverage, you may want to have your existing coverage verified prior to beginning your project design. The verification will only recognize existing coverage that was legally established or existing prior to 1972. Conducting this process prior to design will alleviate unnecessary delays and costs later on in the process
- Baseline Scenic Assessment and Scenic Mitigation Requirements.** Non-repair shorezone projects within the shorezone of Lake Tahoe require a scenic assessment application in accordance with Chapter 30, Subsection 30.15.B of the TRPA Code of Ordinances. The scenic assessment will establish a baseline scenic condition for the shoreland of the project area. The scenic assessment application must be submitted prior to the shorezone project application. The shorezone project application will be deemed incomplete until a TRPA approved scenic assessment application is provided for the project area. Please see Chapter 30, Subsection 30.15.B of the TRPA Code of Ordinances and the Scenic Assessment application available on the TRPA website (www.trpa.org) for further direction. In addition to the scenic assessment process for baseline scenic conditions, the project may be subject to additional shoreland scenic mitigation requirements pursuant to Chapter 30, Subparagraph 30.15.C (3) of the TRPA Code of Ordinances. New structures and expansions of shorezone structures located lakeward of the high water line (6,229.1 Lake Tahoe Datum) are also subject to visible mass mitigation requirements. Visible mass is calculated from frontal and side viewing angles of the structure, and is limited to the portion of the structure lakeward of high water line (6,229.1 Lake Tahoe Datum) and above elevation 6,226 for Lake Tahoe. All of these scenic requirements as applicable are required for a complete shorezone project application.
- Complete a Scenic Impact Assessment Form.** You must 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. Projects located in the shoreland will require a Shoreland Scenic Assessment of the Scenic Quality Baseline Conditions prior to review of the project. This process is described above.
- 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/Design Criteria and Guidelines* documents available at our offices or online at www.trpa.org under “Permits and 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 enclosed checklist. This survey will be required when applying for a site assessment or land capability verification. It will also be required for your project application. Shorezone applications also require location of high and low water elevations as well as lake bottom elevation—elevation 6,219 and 6, 215 feet. You may also be required to locate existing structures and buoys. Check the appropriate checklist for your project prior to conducting the survey work to make sure all items are included on the topographic survey.

Locate all Underground and Underwater Utilities. If your project includes any excavation, 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 project is permitted, this will be required prior to any grading, dredging or other 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. 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 Supplemental Shorezone Application. Included in this packet is the Supplemental Shorezone Application form. This form needs to be submitted with your Project Review Application. This form provides information related to the Shorezone Tolerance District, PAS, coverage, construction schedule and costs.

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* and *Master Findings* documents available at our offices and online at www.trpa.org under “Permits and Documents”. Note that checklist item numbers may not be sequential; 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 (or a completed 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. 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 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 applicable findings related to your project in order to recommend approval. Contained within this packet is a table of possible findings that may be applicable to your project. Applicants are required to submit explanations and rationale to TRPA specific to each finding that will be required to be made. You may want to review the applicable findings in the beginning of the planning stages to allow for adjustments to the project design if necessary in order to allow TRPA to make required findings. This procedure is explained in more detail within this packet. Chapters 50 through 56 of the TRPA Code of Ordinances should be referenced to understand the basis TRPA will review your application.

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 makes the findings required. The findings needed for this application packet are shown in the Findings Table in this information packet. Applicants must 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 specifically Chapter 6 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:

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

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

Finding Rationale

The project is to construct a dynamic shoreline revetment to stabilize the sloped area meeting the shoreline of Lake Tahoe.

- (1) Because the shoreline protective structure is designed as a dynamic revetment it will not affect the littoral process. By creating a dynamic revetment it will move with the wave action and absorb the force of the wave rather than working against the wave. This will allow the littoral process of the area to remain the same.
- (2) This dynamic revetment will be composed of boulders and smaller rocks. It will not affect fish spawning in the area. It may help provide cover area for fish.
- (3) The project will stabilize the backshore.
- (4) The area to be stabilized is next to a public beach recreation area. Because of the amount of visitors to the area, it is not suitable habitat for wildlife including wildfowl nesting.

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 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. Ideally, submit your application the winter prior to the year in which you wish to build.

Interagency Shorezone Coordination Group: Once your application is considered to be complete, the Interagency Shorezone Coordination Group 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.

TRPA Review: An activity in the shorezone or lakezone which is not exempt, pursuant to Chapter 52, Subsections 52.3.B or 52.3.C is a project (requires a permit) subject to TRPA review and approval. TRPA has three review levels for projects; staff level, Hearings Officer, and Governing Board. The level of review for a project is determined in accordance with Chapter 4A, Appendix A of the TRPA Code of Ordinances and the permissible uses of the Plan Area Statement for the project area. Projects requiring approval by the TRPA Hearings Officer, Governing Board, and as required through Article 12 of the TRPA Rules of Procedure will require 14 calendar days notice to the adjacent property owners and local affected governmental agencies prior to approval. 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. Some of the conditions required for a Shorezone permit may include the following.

1. Evidence that an Army Corps of Engineers permit has been issued.
2. Evidence that a State Lands Division approval has been issued, if applicable.
3. Evidence that a Lahontan Regional Water Quality Control Board approval has been issued, if in California.

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, a Notice of Appeal form and filing fee must be submitted within 21 days from the day TRPA issues its final decision to the applicant. After 21 days, no appeals can be made and the Agency's decision must be honored.

Mitigation Fees

Required mitigation fees, if any, will be collected by the reviewing jurisdiction.

Shorezone: Shorezone mitigation fees apply to new construction and expansions of piers, boat ramps and marinas and are usually based on the length of a pier or boat ramp expansion, but may also be based on the number of new moorings or on other factors. See TRPA Code of Ordinances Section 56.1-4.

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 commercial floor area or sometimes a change in use requiring additional daily vehicle trip ends (dvte). Contact TRPA for information on how to calculate dvtes for your project. This money is held in a fund for use by local jurisdictions for transit and other projects that improve air quality. Refer to TRPA Code of Ordinances Section 93.3.D for additional information.

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 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. 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. 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 TRPA and local approvals. All temporary Best Management Practices (BMPs) must be installed prior to Pregrading Inspection.

SHOREZONE PROJECT 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. 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.

Applicability	Code Section
<i>Extensions – Approval of</i>	4.9E
<i>Environmental Documentation</i>	
Environmental Impact Statement	5.2B
Environmental Assessment	5.3.B
No Significant Effect	5.6
No Significant Effect – Mitigated	5.7
<i>Findings Necessary to Approve Any Project</i>	6.3.A
<i>Special Uses</i>	18.1.B
<i>Land Coverage Standards</i>	
Transferred Land Coverage Requirements	20.3.B
Additional Land Coverage Exceptions Classes 1-3	20.4.A
Additional Land Coverage Exceptions SEZ	20.4.B
Relocation of Existing Land Coverage	20.5C
<i>Signage</i>	
Signs in Commercial and Public Service Plan Areas	26.10.B(6)
Signs in Tourist Plan Areas	26.11.C
Exception to Removal of Nonconforming Signs	26.14.C
<i>Paved Road Waiver</i>	27.2
<i>Water Supply Waiver</i>	27.3.B(2)
<i>Development in the 100-Year Flood Plain</i>	28.3.B
<i>Historic Resources Demolition</i>	29.6.C
<i>Design Standards</i>	
Construction in Scenic Roadway Setbacks	30.5.D
Scenic Quality/Public Recreation and Bike Trails	30.12.C
Undergrounding of Utilities Exceptions	30.13.C(1)
Additional Visual Magnitude	30.15.G
<i>Shorezone and Lakezone Projects</i>	
Required Findings	50.3
Special Uses	51.1.B
Discontinuance of use for more than 1 year	51.5.A(1)
Major Structural Repair and Expansion	52.3.G
Removal of Structures Based On Fish Habitat and Spawning Study	52.3.H(2)
Man-Modified Challenge	53.5.C
Development in Shorezone Tolerance Districts 2 and 3	53.7.B(2)
Development in Shorezone Tolerance Districts 4 and 5	53.8.B(2)
Development in Shorezone Tolerance Districts 6 ,7 and 8	53.9.B(1)
Pier Design and Construction Standards	54.4.B
Jetties, Breakwaters, Rock Cribs and Fences Standards	54.11
Shoreline Protective Structures	54.13.A and B
Filling and Dredging	54.14
Development Standards in the Backshore	55.4
<i>Grading Standards</i>	
Grading Season Exceptions	64.2.B
Excavation Limitations	64.7.A and B
<i>Tree Removal</i>	
Conservation Standards and Recreation Lands	71.2.A
General Standards	71.3.A
Tree Removal for Solar Access	71.5.D
<i>Fish Resources</i>	

Applicability	Code Section
Stream Habitat	79.2.B
<i>Water Quality Mitigation</i>	
Mitigation Projects	82.2.A
Exemptions	82.4
<i>Possible Contaminating Activities in Source Water Protection Zones</i>	83.2.D

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 _____

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 -> follow this path from the homepage: Click "About TRPA" -> "Issues" -> click on "Scenic" near the top of the page -> scroll to bottom and click "Scenic Resource Inventory" (4.33 mb download). List all unit numbers the parcel(s) is located in. Then 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. _____

Is this a Shorezone Project? Yes No

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.

(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.



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 _____ Same as Applicant

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: _____

_____ 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: _____

SUPPLEMENTAL SHOREZONE APPLICATION

Lot size _____ sq.ft.

Land Capability Districts (Circle Districts that apply) 1a 1b 1c 2 3 4 5 6 7

Shorezone Tolerance District _____ Plan Area Statement _____

EXISTING LAND COVERAGE		PROPOSED LAND COVERAGE	
Buildings: _____	sq.ft.	Buildings: _____	sq.ft.
Paving: _____	sq.ft.	Paving: _____	sq.ft.
Decks: _____	sq.ft.	Decks: _____	sq.ft.
Walks: _____	sq.ft.	Walks: _____	sq.ft.
Other: _____	sq.ft.	Other: _____	sq.ft.
TOTAL: _____	sq.ft.	TOTAL: _____	sq.ft.

Proposed net land coverage increase or decrease: _____ sq.ft.

Time period (month/year) when construction will occur: From _____ To _____

Estimated construction cost of the proposed project: \$ _____

Estimated replacement value of existing shorezone improvements: \$ _____

Existing use of property: _____

Proposed use of property: _____

Projection Lines Lakeward of Highwater (6229.1 ft Lake Tahoe Datum):

Please include the TRPA projection lines per TRPA Code Section 54.4.A.(5) on your site plan. If in a cove, please include property and projection lines of adjacent parcels and include existing shorezone structures bounded within. Note that a shorezone property's projection lines are rarely shared, and are usually located independent from the projection lines of adjacent properties. 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 homeowners', property owners' 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/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:

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

(continued)

Complete detailed description of the proposed project. Be as specific as possible; use extra sheets as necessary:

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

Signature of Owner/Authorized Representative

Date

SHOREZONE PROJECT APPLICATION 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* available at our offices or online at www.trpa.org. Click "Permits & Documents" and look for the *Master Checklist* under "other documents." 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

- | | | | |
|-------|-------|-------|--|
| _____ | _____ | 2. | Complete Application with <u>original</u> signed authorization and checklist. |
| _____ | _____ | 3. | Application Filing Fee: Please refer to the TRPA Filing Fee Schedule (275k pdf) available at TRPA offices or online. |
| _____ | _____ | 4. | Proof of Land Capability/Backshore Boundary Verification or IPES. |
| _____ | _____ | 5. | Scenic Impact Assessment Form (included in this packet). |
| _____ | _____ | 7. | Three (3) copies of the preliminary site plan: 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. |
| | _____ | _____ | f. Location and details of temporary and permanent BMPs. |
| | _____ | _____ | h. Vicinity map. |
| | _____ | _____ | i. Topographic contour lines at 2' intervals. |
| | _____ | _____ | j. Verified backshore and Stream Environment Zone (SEZ) boundaries, including setbacks. |
| | _____ | _____ | k. High and low water lines. |
| | _____ | _____ | l. Verified land capability district boundaries (if more than one land capability district). |
| | _____ | _____ | n. Location and dimensions of existing and proposed coverage. |
| | _____ | _____ | r.(i-iii). Verified, allowable, existing, and proposed land coverages for each land capability district including backshore. |
| | _____ | _____ | aa(i). Geologic features below Elevation 6229, e.g., large boulders. |

- _____ _____ Depiction of setback lines pursuant to subparagraph TRPA Code of Ordinances section 54.4.A(5), projected perpendicular to the tangent of shoreline from the highwater line.
- _____ _____ aa(ii). TRPA pier headline.
- _____ _____ aa(iii). Elevation 6,219 and 6,215, Lake Tahoe Datum.
- _____ _____ aa(iv). Location, dimensions of, and distance to adjacent shorezone structures including piers, jetties, buoys, etc.
- _____ _____ 10a. Color photographs (3" x 5" minimum) of existing conditions from Scenic Corridor (if visible from a Scenic Corridor).
- _____ _____ 10g. Color photographs (3" x 5" minimum) of existing shorezone structure(s) and immediate area (upshore and downshore). Photos should be taken 300' lakeward of highwater.
- _____ _____ 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 the perimeter of the project area, addressed envelopes to same (with no return addresses), and postage (stamped, not metered).
 - _____ _____ b. 8 1/2" x 11" plan reductions of site plan, building elevations and floor plans.
- _____ _____ 13. Preliminary Shorezone Elevations (existing and proposed, if applicable) showing:
 - _____ _____ a. High water line and the lake bottom elevation at the end of the structure.
 - _____ _____ b. Adequately delineated lake bottom elevation relative to the proposed/existing structure.
 - _____ _____ c. Proposed grading, filling, or dredging.
 - _____ _____ d. Pier deck elevation (for boatlift addition applications, include the weight-bearing capacity and height of the boatlift as measured from the pier deck).
 - _____ _____ e. For buoy applications, include the dimensions of the anchoring device and provide specifications of the flotation device in accordance with U.S. Coast Guard standards.
- _____ _____ 14. Preliminary Shorezone cross-section (piers only) showing:
 - _____ _____ a. Pier deck elevation, high and low water elevations, and lake bottom elevation at the end of the pier.
 - _____ _____ b. Illustration of full pier dimensions with all appurtenant structures from side and frontal views.
 - _____ _____ c. Existing and proposed lake bottom elevations and topography. Elevations should include high water and pier headline, and the top elevation of boulders above elevation 6,218.
- _____ _____ Comprehensive construction methodology plan, including but not limited to, proposed methods of construction, construction access, staging locations, and temporary best management practices.
- _____ _____ Submittal of a TRPA-approved Scenic Assessment and proposed contrast rating score for structures in the Shoreland.
- _____ _____ Visible mass calculation for pier expansions and modifications.
- _____ _____ 16. Initial Environmental Checklist. This is a separate questionnaire and checklist available at TRPA offices or online ([Click here to download the interactive document](#)).
- _____ _____ 37. Applicable findings explanation and rationale.

_____ 45. Supplementary Shorezone application form.

_____ 48. Project Description.

MAINTENANCE DREDGING APPLICATION 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* available at our offices or online at www.trpa.org. Click "Permits & Documents" and look for the *Master Checklist* under "other documents." 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

- | | | |
|-------|-------|--|
| _____ | _____ | 2. Complete Application with <u>original</u> signed authorization and checklist. |
| _____ | _____ | 3. Application Fee: Please refer to the filing fee schedule available at TRPA offices or online at www.trpa.org → "Permits and Documents" → under "Other Documents" → " <i>Filing Fee Schedule</i> " (275k pdf). 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 or IPES. |
| _____ | _____ | 7. Preliminary site plan: 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. |
| | _____ | f. All proposed Best Management Practices (BMPs). |
| | _____ | h. Vicinity map. |
| | _____ | i. Topographic contour lines at 2' intervals. |
| | _____ | j. Verified backshore and Stream Environment Zone (SEZ) boundaries, including setbacks. |
| | _____ | k. High and low water lines. |
| | _____ | l. Verified land capability district boundaries (if more than one land capability district). |
| | _____ | q. Location of all easements (sewer, water, etc.) located within the project area. (Please note that the applicant is responsible for demarcating any easements located onsite prior to project start-up.) |
| | _____ | r(i-iii). Allowable, existing, and proposed land coverages for each land capability district including backshore. |

- _____ _____ aa(i). Geologic features below Elevation 6229, e.g., large boulders.
- _____ _____ aa(ii). TRPA pier headline.
- _____ _____ aa(iii). Elevation 6,219, Lake Tahoe Datum.
- _____ _____ aa(iv). Location, dimensions of, and distance to adjacent shorezone structures including piers, jetties, buoys, etc.
- _____ _____ aa(v). Location, description, and detail of temporary storage area for dredged materials showing containment berms and access for trucks for transportation out of the Basin.
- _____ _____ aa(vi). Location and detail of proposed turbidity barriers.
- _____ _____ 10g. Color photographs (3" x 5" minimum) of existing shorezone structure(s) and immediate area (upshore and downshore).
- _____ _____ 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 the perimeter of the project area, addressed envelopes to same (with no return addresses), and postage (stamped, not metered).
 - _____ _____ b. 8 1/2" x 11" plan reductions of site plan, building elevations and floor plans.
- _____ _____ 14. Preliminary cross-sections through the area(s) to be dredged showing:
 - _____ _____ c. Existing and proposed lake bottom elevations and topography.
- _____ _____ 16. Initial Determination of Environmental Impact Checklist. This is a separate questionnaire and checklist available at TRPA offices or online at www.trpa.org → Click on "Permits and Documents" → look under "Other Documents".
- _____ _____ 32b. Written project narrative detailing the dredging operation from installation of the turbidity barriers to final inspection by TRPA.
- _____ _____ 37. Applicable findings explanation and rationale.
- _____ _____ 47. Supplementary Shorezone application form.
- _____ _____ 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 *Filing Fee Schedule* available at TRPA offices or online at www.trpa.org → "Permits and Documents" → under "Other Documents" → "Filing Fee Schedule" (275k pdf).

FEE MULTIPLIERS	
Level of Review	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, shall 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 community plan areas is available at our offices or online at www.trpa.org → Under "Permits & Documents" → Click on "Community Plans".	1.25

Sample Calculation

(\$	1,000	x	1.4	x	0.70	x	1.25)	+	\$	400	+	\$	88	=	\$	1,713
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 TRPA's *Filing Fee Schedule* 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.

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