



Mail
 PO Box 5310
 Stateline, NV 89449-5310

Location
 128 Market Street
 Stateline, NV 89449

Contact
 Phone: 775-588-4547
 Fax: 775-588-4527
 www.trpa.org

SHOREZONE PROJECT APPLICATION

- | | | | |
|--|--|---------------------------------------|---|
| <input type="checkbox"/> New Pier | <input type="checkbox"/> Water Intake Line | <input type="checkbox"/> Boat Ramp | <input type="checkbox"/> Shoreline Protective Structure |
| <input checked="" type="checkbox"/> Pier Modification* | <input type="checkbox"/> Concessions | <input type="checkbox"/> Beach Raking | <input type="checkbox"/> Filling & Dredging |
| <input type="checkbox"/> Floating Platforms | <input type="checkbox"/> Banking | <input type="checkbox"/> Transfer | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> New Mooring Buoys, Buoy Relocation, & Low-Water Blocks | | | |

*Use this checklist for new boat lifts

Applicant Gary Furumoto, Sagan Design Group

Mailing Address P.O. Box 6214 City Tahoe City State CA
 Zip Code 96145 Email gary@sagandesigngroup.com Phone (530) 320-9898

Representative or Agent Same as applicant

Mailing Address _____ City _____ State _____
 Zip Code _____ Email _____ Phone _____

Owner 3180 Edgewater Drive LLC Same as Applicant

Mailing Address 123 Pershing Dr. City Oakland State CA
 Zip Code 94611 Email _____ Phone _____

Project Location/Assessor's Parcel Number (APN) 093-072-041

Street Address 3180 Edgewater Drive

County: Placer Previous APN(s) N/A

Local Plan: Tahoe Basin Area Plan

Property Restrictions/Easements *(List any deed restrictions, easements, or other restrictions below in the space provided.)*

None _____

I hereby declare under penalty of perjury that all property restrictions and easements have been fully disclosed. Initial here: GF

Is the property owner a member of a homeowners' or similar association or club? Yes No

If so, name of homeowner's association or similar association: _____



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Fax: 775-538-4571
www.trpa.org

OWNER AUTHORIZATION FORM

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.

Signature:

Gary Furumoto
Owner or Person Preparing Application

At Placer
County

Date: 6/28/21

AUTHORIZATION FOR REPRESENTATION:

Complete this section only if an agent or consultant is submitting this application on behalf of the property owner.

The following person(s) own the subject property (Assessor's Parcel Number(s) 093-072-041) or have sufficient interest therein (such as a power of attorney) to make application to TRPA:

Print Owner(s) Name(s):

CAROLYN S Pomerantz, Manager
3180 Edgewater LLC

I/We authorize Gary Furumoto, Sagan Design Group 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):

Carolyn S Pomerantz

Date: 6/28/21

Date: _____

NEW PIER

- ✓ **Completed and signed application form**
- ✓ **[Application fee](#)**
- ✓ **Detailed project description (describe any proposed conversions)**
- N/A **Proof of TRPA Mooring Allocation(s) for new moorings (if applicable)**
- ✓ **One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines, easements, and distance from the property lines to the proposed project
 - Map scale & north arrow
 - Assessor Parcel Number (APN), property address, owner name
 - Parcel size in square feet, length of lake frontage, length of lake frontage
 - Topographic contour lines at 2' intervals
 - Verified land capability districts and backshore boundary
 - High and low water lines
 - Setback lines, projected perpendicular to the tangent of shoreline from the low water line
 - TRPA pier headline, as shown on [TRPA GIS map](#)
 - Elevation 6,219' Lake Tahoe Datum
 - Pier length as measured from the highwater line
 - Location, dimension of, and distance to adjacent shorezone structures (piers, jetties, buoys, etc.)
 - Location and dimensions of existing and proposed coverage
 - Location and dimensions of existing and proposed shorezone structures (include accessory structures)
 - Setbacks (minimum of 40 feet from all other piers as measured from the pierhead and 20 feet from each adjacent property owner's property boundary projection line).
 - Pier deck elevation
 - Verified, allowable, existing, and proposed coverage for each land capability district including backshore
 - Geologic features below elevation 6,229 feet Lake Tahoe Datum (large boulders, etc.)
 - Temporary and permanent BMPs for project area
 - Staging areas and construction access
 - Mapped fish habitat (marginal, feed/cover, and spawning)
 - Location and method of fish habitat mitigation (if applicable)
 - Location of all existing and proposed utilities
- ✓ **Elevation drawings including the following:**
 - Highwater line and the lake bottom elevation at the end of the structure
 - Lake bottom elevation relative to the proposed structure
 - Pier deck elevation
 - Accessory structures or appurtenances
 - Visible mass calculations
- ✓ **Cross- Sections, showing:**
 - Pier deck elevation

- High and low water elevations
- Illustration of full pier dimensions with all appurtenant structures from side and frontal views
- Existing and proposed lake bottom elevations and topography

N/A **For floating piers or floating portions longer than 25 feet, submit a site-specific littoral drift and wave analysis which evaluates the sediment movement along the lake bottom at low, mid, and high lake levels.**

Color photographs of existing conditions from Scenic Corridor, taken 300' lakeward of highwater

Noticing materials for Hearings Officer Review

- List of names, addresses, and APNs of property owners within 300 feet of the perimeter of the project area
- Stamped, addressed envelopes to the same (mailing addresses) with no return address
- 8 ½" x 11' plan reductions of site plan, elevations, and floor plans

Construction Methodology Plan and schedule (including, but not limited to, proposed methods of demolition, construction access, staging locations, method and location of spoil material disposal, equipment types, and temporary best management practices)

Lighting plan

Tahoe yellow cress survey. If Tahoe yellow cress is present, a mitigation and avoidance plan is required

Fish habitat mitigation plan, if project is located in feed and cover or spawning habitat

Baseline scenic analysis, demonstrating contrast rating score of 21

Scenic analysis of proposed project, demonstrating a minimum resulting contrast rating score of 25

Visible mass calculations and mitigation plan

N/A **Landscape plan, if upland vegetative screening is proposed**

Material and color samples labeled with corresponding Munsell Color

[Initial Environmental Checklist](#)

[Applicable findings explanation and rationale](#)

PIER EXPANSION/MODIFICATION

Completed and signed application form

[Application fee](#)

Detailed project description (include any proposed conversions)

Proof of TRPA Mooring Allocation(s) for new moorings (if applicable)

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