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Stateline, NV 89449-5310

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Stateline, NV 89449

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MARINA PROJECT INFORMATION PACKET

This document describes the different categories of marina projects and the associated findings and/or environmental improvements required as part of those projects. More information can be found in Chapter 84.6 of the TRPA [Code of Ordinances](#).

I. MINOR PROJECTS

MINOR PROJECTS

A minor project shall be defined as a project that includes any of the following and does not include any elements of a major project:

- a. Conversion of slips to buoys or reconfiguration of existing facilities, such as to add or widen gangways or walkways to improve ADA accessibility, or move existing fingers within marinas, that does not result in a change or addition to existing fixed structures or expansion of use;
- b. Establishment of concessionaires without expansion of use;
- c. Low lake level adaptation, including placement of additional buoy anchors in deeper water and temporary pier extensions, but not including new dredging;
- d. Improvements listed in subsection 84.6.2.B.3.b. as a stand-alone project

REQUIREMENTS FOR MINOR PROJECTS:

To apply for a minor project, follow these steps:

1. Satisfy all the following requirements:
 - a. The marina must have an approved aquatic invasive species control plan;
 - b. The marina must have a current NPDES permit with Lahontan, if applicable;
 - c. The marina must have a current lease with State Lands, if applicable;
 - d. The marina must have a Clean Marina Certification recognized by TRPA; and
 - e. The marina must have a BMP certificate in good standing with TRPA
2. Submit your project using the Marina Project Application

II. MAJOR PROJECTS

Major Projects are further broken down into "small major," "medium major," and "larger major," as described below.

MAJOR PROJECTS

A major project shall be defined as a project that includes any of the following:

- a. Expansion of use;
- b. New dredging;
- c. Reconfiguration of existing facilities which result in a change or addition to existing structures without expansion of use or conversions not covered by 84.6.2.A.1.a;

- d. Conversions of a temporary pier extension to permanent pier extensions;
- e. Alterations which accommodate public health and safety access; or
- f. Establishment of waterborne transit facilities

MAJOR PROJECT REQUIREMENTS

To apply for a major project, follow these steps:

1. Satisfy all the requirements for minor projects
2. Determine if your project is "small major," "medium major," or "larger major," as described below
3. Once you determine the project level (small, medium, or larger), identify environmental improvements from the corresponding lists below.
4. Submit your project using the Marina Project Application

SMALL MAJOR PROJECTS

Alterations which accommodate public health and safety

Implement 4 out of 5 of the following environmental improvements:

- Access improvements pursuant to the Americans with Disabilities Act; *
- Provision of facilities related to boater education of 600-foot no wake zone, boater safety, and clean boating practices; *
- Provision of public access to marina fueling and/or pump-out stations; *
- Provision of dedicated access for non-motorized boaters; **
- Provision of non-motorized boat storage for public; **

MEDIUM MAJOR PROJECTS

Reconfiguration of existing facilities which result in a change or addition to existing structures without expansion of use or conversions not considered to be a minor project.

Implement 4 out of 5 improvements listed above, plus an additional 4 out of 5 improvements from the following list:

- Demonstration of water flow improvements, if applicable; **
- Reduction of aquatic invasive species habitat conditions; **
- Reduced need for dredging; **
- Provision of additional scenic improvements, such as screening of storage racks; **
- Provision of existing boat ramps for public use. If a ramp is not functional for motorized boating due to low lake level conditions, provide access for non-motorized boaters; *

LARGER MAJOR PROJECTS

Expansion of use, new dredging, conversions of temporary pier extensions to permanent pier extensions, establishment of waterborne transit facilities

Implement 4 out of 5 improvements listed in each of the first 2 categories, plus 4 out of 5 of the following improvements, one of which must be the first listed:

- Installation of stormwater Best Management Practices (BMPs) that treat runoff volumes above existing TRPA and, if in California, Lahontan RWQCB requirements, provided that the proposed BMPs are, at a minimum, proportional to the proposed project impacts; **
- Provision of a boating rental and operations fleet 80% of which meets or exceeds the most current EPA and/or CARB standards; *
- Installation of an electric charging station for cars; **
- Reduction of on-site coverage **
- Implementation of a green infrastructure project **

CLAIMING CREDIT FOR IMPROVEMENTS ALREADY IN PLACE

A marina may claim credit for improvements already in place according to the following provisions:

*Credit may be claimed for improvements already put into place

** Credit may be claimed for improvements already put into place for its first major project, but not for subsequent major projects unless TRPA staff finds the level of existing improvement significantly exceeds the minimum that would have been required for a major project.

III. REQUIREMENTS FOR ALL MARINAS

AQUATIC INVASIVE SPECIES MANAGEMENT PLAN

All marinas shall prepare and implement an Aquatic Invasive Species Management Plan within three years of the effective date (12/24/2018) of the ordinance. The Management Plan shall, at a minimum:

- Identify strategies to prevent the establishment of invasive macrophytes and Asian clams within the marina or where aquatic invasive species are already present, identify measures to control or eradicate the species, or reduce the potential for their spread;
- Include an aquatic invasive species monitoring and early detection program within the marina and, where feasible, partner with appropriate resource management agencies or organizations; and
- Include a public education component.

IV. MOORINGS

PHASE 1: REGISTRATION AND PERMITTING OF EXISTING MOORINGS

Marinas will be required to register and pay annual fees for all existing moorings including slips, buoys, and boat lifts. If existing mooring have not been previously permitted by TRPA a permit will be required prior to registration.

PHASE 2: PERMITTING OF NEW MOORINGS

A total of 330 moorings are available for allocation to marinas for use as either buoys or boat slips. Beginning in 2020 and continuing thereafter, a maximum of 15 percent of the available moorings shall be permitted annually. If fewer than 15 percent of the available moorings are permitted in a given year, the remaining moorings will remain in the available mooring pool for re-calculation the following year.

Online Portal: <https://laketahoeinfo.org/moorings>

ALLOWED CONVERSIONS

A legally existing boat slip within a marina may be converted to a buoy within the same facility and vice-versa, using the marina project application.

V. FEES

ANNUAL MOORING REGISTRATION FEES

TYPE OF MOORING	ANNUAL REGISTRATION FEE	SCENIC MITIGATION FEE	TOTAL REGISTRATION FEE
BUOY	\$43	\$47	\$90
SLIP	\$43	N/A	\$43
LIFT/HOIST	\$43	N/A	\$43

ANNUAL BOAT RENTAL CONCESSION FEES

TYPE OF WATERCRAFT	ANNUAL FEE
TIER 1 CARB 3+ STAR RATING	\$75
TIER 2 (LOWER/NO CARB STAR RATING)	\$150

VI. OTHER SHOREZONE STRUCTURES ASSOCIATED WITH A MARINA

BOAT RAMPS

Existing marina boat ramps may be reconstructed, relocated, or modified per TRPA Code of Ordinances Section 84.6.3.D.

PIERS

New piers at marinas shall be subject to the development standards for multiple use piers serving more than 20 residential parcels.

Permanent lakeward extension of existing piers may be permitted per TRPA Code of Ordinances Section 84.4.6.3.E.



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MARINA PROJECT APPLICATION

MINOR PROJECTS

- Environmental Improvements
- Conversion/Reconfiguration
- Concessions (no additional moorings or structures)

MAJOR PROJECTS

- Public Health and Safety
- Expansion of Use
- Temporary to Permanent Pier Conversion
- Concessions (with additional moorings or structures)
- Filling & Dredging
- Waterborne Transit

Name of Marina _____

Applicant _____

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Representative or Agent _____

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Owner _____ Same as Applicant

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Project Location/Assessor's Parcel Number (APN) _____

Street Address _____

County: _____ Previous APN(s) _____

Local 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: _____

APPLICATION SIGNATURES

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:

_____ At _____ Date: _____
Owner or Person Preparing Application *County*

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)** _____) or have sufficient interest therein (such as a power of attorney) 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):

_____ Date: _____

_____ Date: _____

FOR OFFICE USE ONLY

File Number: _____

Date Received: _____ Received By: _____

Filing Fee: \$ _____ Receipt No.: _____

APPLICATION CHECKLISTS

CONCESSIONS

Use this application if the concession is located at a marina. Concessions not located at a marina must complete the Shorezone Project Application.

- Completed and signed application form**
- [Application fee](#)
- Detailed project description including the following:**
 - Description of product or service being sold, rented, or provided.
 - Type of concession (motorized or non-motorized) and number of watercrafts to be rented, if any
 - For motorized concessions, provide the [TRPA mooring number](#) for each motorized watercraft
 - Description and location of parking facilities
 - Operations plan, including hours, dates of operation,
 - Average customers served per day
 - Storage and screening plan
 - Fuel management plan including location of permitted fueling facilities and any written agreements that address fueling
 - Written agreement with marina for operation of the concession being applied for
 - To be provided by property owner:
 - All current contracts or written agreements with concession operators on site. Including but not limited to plans which address customer parking, watercraft moorage, etc.
 - Updated project area-wide table outlining the allocation of facility resources:
 - **Table should depict the total resources available and how many of each resource is being used by each concession and the property owner themselves**
 - Resources listed in the table should match those depicted in the site plan
 - Include separate rows for each concession and the property owner
 - Comprise columns of allotted resources and facility totals
 - Parking spaces and their locations
 - Number of signs or signage
 - Moorings and their associated TRPA mooring numbers
 - Total number of each resource available at the facility
 - Year, make, model, and CARB Star ratings of motorized watercraft associated with the concession
 - Most recent season's total engine operating hours for all watercraft, if applicable
 - Motorized equipment and safety education plan
 - Storage location and launching procedures for watercraft not moored on a TRPA registered mooring, 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

- Contour lines depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
- Topographic contour lines at 2' intervals
- Verified land capability districts and backshore boundary
- Location and dimensions of area of operation, including point of transaction, customer access points and parking, and pick-up and drop-off points.
- Temporary (if applicable) and permanent BMPs for project area
- Location of all signage (In compliance with Chapter 38)
- Color photos of existing conditions, taken from 300' lakeward of high water**
- Engine hours for previous operating season (if applicable)**
- Scenic analysis/mitigation/screening plan**
- Tahoe yellow cross survey. If Tahoe yellow cross is present, a mitigation and avoidance plan is required**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)
 - **To make the findings of 84.6.2.B.2, the marina must provide evidence of:**
 - The approved aquatic invasive species control plan;
 - The current NPDES permit with Lahontan, if applicable;
 - The current lease with State Lands, if applicable;
 - A Clean Marina Certification recognized by TRPA;
 - The BMP certificate in good standing from TRPA.
- If the project proposes additional moorage or new structures, complete the Expansion of Use (Larger Major Project) checklist in addition to this checklist. If the project proposes reconfiguration of existing structures or conversions, complete the Conversions or Reconfiguration of Existing Facility (Minor Project) checklist.**

CONVERSIONS OR RECONFIGURATION OF EXISTING FACILITY (MINOR PROJECT)

Conversion of slips to buoys or reconfiguration of existing facilities not resulting in a change or addition to existing fixed structures or expansion of use (e.g. add or widen gangways or walkways to improve ADA accessibility, move existing fingers within marinas).

- Completed and signed application form**
- [Application fee](#)
- Detailed project description including any proposed conversions**
- One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines 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
 - 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 highwater line
- TRPA pier headline, as shown on TRPA GIS map
- Pier length as measured from the highwater line, if applicable
- Contour lines depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,210', 6,219', and 6,220'
- 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 (including accessory structures)
- Location of existing and proposed moorings
- 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).
- Coverage table, including verified, allowable, existing, and proposed coverage for each land capability district including backshore
- Geologic features below elevation 6,229' (large boulders, etc.)
- Temporary and permanent BMPs
- Staging areas & construction access points
- Aquatic Invasive Species Control Plan**
- Copy of current NPDES permit with Lahontan, if applicable**
- TRPA recognized Clean Marina Certification**
- Copy of BMP Certificate**
- 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, 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**
- Visible mass calculations and mitigation plan**
- Landscape plan, if upland vegetative screening is proposed**
- Material and color samples, if applicable**
- [Initial Environmental Checklist](#)**
- [Applicable findings explanation and rationale](#)**
 - **To make the findings of 84.6.2.B.2, the marina must provide evidence of:**
 - The approved aquatic invasive species control plan;
 - The current NPDES permit with Lahontan, if applicable;

- The current lease with State Lands, if applicable;
- A Clean Marina Certification recognized by TRPA;
- The BMP certificate in good standing from TRPA.

CONVERSIONS OR RECONFIGURATION OF EXISTING FACILITY (MEDIUM MAJOR PROJECT)

Reconfiguration of existing facilities resulting in a change or addition to existing structures without expansion of use or other conversions.

- Completed and signed application form**
- [Application fee](#)**
- Detailed project description including any proposed conversions**
- One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines 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
 - 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 highwater line
 - TRPA pier headline, as shown on TRPA GIS map
 - Pier length as measured from the highwater line, if applicable
 - Contour lines depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,210', 6,219', and 6,220'
 - 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 (including accessory structures)
 - Location of existing and proposed moorings
 - 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).
 - Coverage table, including verified, allowable, existing, and proposed coverage for each land capability district including backshore
 - Geologic features below elevation 6,229 (large boulders, etc.)
 - Temporary and permanent BMPs
 - Staging areas & construction access points
- Aquatic Invasive Species Control Plan**

- Copy of current NPDES permit with Lahontan, if applicable**
- TRPA recognized Clean Marina Certification**
- Copy of BMP Certificate**
- 4 out of 5 of the following improvements for a small major project:**
 - Access improvements pursuant to the Americans with Disabilities Act;
 - Provision of facilities related to boater education of 600-foot no wake zone, boater safety, and clean boating practices;
 - Provision of public access to marina fueling and/or pump-out stations;
 - Provision of dedicated access for non-motorized boaters;
 - Provision of non-motorized boat storage for public;
- 4 out of 5 of the following improvements for a medium major project:**
 - Demonstration of water flow improvements, if applicable;
 - Reduction of aquatic invasive species habitat conditions;
 - Reduced need for dredging;
 - Provision of additional scenic improvements, such as screening of storage racks;
 - Provision of existing boat ramps for public use. If a ramp is not functional for motorized boating due to low lake level conditions, provide access for non-motorized boaters;
- 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, 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**
- Visible mass calculations and mitigation plan, if applicable**
- Landscape plan, if upland vegetative screening is proposed**
- Material and color samples, if applicable**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)
 - To make the findings of 84.6.2.B.2, the marina must provide evidence of:**
 - The approved aquatic invasive species control plan;
 - The current NPDES permit with Lahontan, if applicable;
 - The current lease with State Lands, if applicable;
 - A Clean Marina Certification recognized by TRPA;
 - The BMP certificate in good standing from TRPA.

ENVIRONMENTAL IMPROVEMENTS (MINOR PROJECT)

Environmental improvements listed in 84.6.2.B.3.b. Additional information required may vary, depending on scope of project.

- Completed and signed application form**
- [Application fee](#)
- Detailed project description**

- **One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines 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
 - Contour lines depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
 - Topographic contour lines at 2' intervals
 - Verified land capability districts and backshore boundary
 - Existing and Proposed coverage per land capability district
 - Location and dimensions of proposed trenching
 - Trees greater than 14" diameter at breast height
 - Temporary and permanent BMPs for project area
 - Staging areas & construction access points
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)

PUBLIC HEALTH AND SAFETY (SMALL MAJOR PROJECT)

Alterations which accommodate public health and safety.

- **Completed and signed application form**
- [Application fee](#)
- **Detailed project description**
- **One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines 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
 - 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 highwater line
 - TRPA pier headline, as shown on TRPA GIS map
 - Pier length as measured from the highwater line, if applicable
 - Contour lines depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,210', 6,219', and 6,220'

- 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 (including accessory structures)
- Location of existing and proposed moorings
- 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).
- Coverage table, including verified, allowable, existing, and proposed coverage for each land capability district including backshore
- Geologic features below elevation 6,229' (large boulders, etc.)
- Temporary and permanent BMPs
- Staging areas & construction access points
- Aquatic Invasive Species Control Plan**
- Copy of current NPDES permit with Lahontan, if applicable**
- TRPA recognized Clean Marina Certification**
- Copy of BMP Certificate**
- 4 out of 5 of the following improvements for a small major project:**
 - Access improvements pursuant to the Americans with Disabilities Act;
 - Provision of facilities related to boater education of 600-foot no wake zone, boater safety, and clean boating practices;
 - Provision of public access to marina fueling and/or pump-out stations;
 - Provision of dedicated access for non-motorized boaters;
 - Provision of non-motorized boat storage for public;
- 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, 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**
- Landscape plan, if upland vegetative screening is proposed**
- Material and color samples, if applicable**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)
 - **To make the findings of 84.6.2.B.2, the marina must provide evidence of:**
 - The approved aquatic invasive species control plan;
 - The current NPDES permit with Lahontan, if applicable;
 - The current lease with State Lands, if applicable;
 - A Clean Marina Certification recognized by TRPA;
 - The BMP certificate in good standing from TRPA.

EXPANSION OF USE WITH ADDITIONAL MOORINGS (LARGER MAJOR PROJECT)

Projects with expansion of use that include additional moorings.

- **Completed and signed application form**
- [Application fee](#)
- **Detailed project description**
 - Address associated moorings: identify number of existing, new, relocated, converted moorings, low-water blocks, or floating platforms.
- **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 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
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,210', 6,219', and 6,220'
 - Verified land capability districts and backshore boundary
 - Property boundary projection lines and 20' setbacks, projected perpendicular to the tangent of shoreline from the low water line
 - TRPA pier headline, as shown on [TRPA GIS map](#)
 - Pier length as measured from the highwater line, if applicable
 - 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 (including accessory structures). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
 - Construction detail of mooring buoy floats and anchoring devices, including specifications and/or depictions of appearance, materials, size, and dimensions of all components, (mooring buoy, chain, and anchoring device etc.)
 - Latitude and longitude in **decimal degrees** to 5 decimal places, in the Geographic Coordinate System WGS84 or the Projected Coordinate System, NAD83 / UTM zone 10N, for all mooring buoy anchoring devices, including low-water blocks. TRPA will field verify based on provided locations
 - 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).
 - Setbacks, including 20 feet from adjacent littoral parcel projection line boundaries and 50 feet from another mooring buoy.
 - All development and location standards of TRPA Code 84.3.3 are met.

- Mapped fish habitat (marginal, feed/cover, and spawning)
- Coverage table, including verified, allowable, existing, and proposed coverage for each land capability district including backshore
- Geologic features below elevation 6,229' (large boulders, etc.)
- Temporary BMPs including construction methodology
- Staging areas & construction access points
- Location of all existing and proposed utilities
- **Buoy Field Capacity Calculation (if applicable)**
 - Maximum buoy field area, for the purposes of determining capacity, is the length of the littoral property's lake frontage multiplied by a width of 300 feet (Figure 84.3.3-2). The capacity within the calculated buoy field area shall be limited by a 50-foot grid spacing pattern.
- **Noticing materials for Governing Board 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
- **Aquatic Invasive Species Control Plan**
- **Copy of current NPDES permit with Lahontan, if applicable**
- **TRPA recognized Clean Marina Certification**
- **Copy of BMP Certificate**
- **Environmental improvements: for every new mooring, 1 additional environmental improvement is required, until 15 environmental improvements are made. TRPA Code Section 84.6.2.B. 3.c: "For a major project that proposes expansion of use by 15 or more mooring structures, all applicable improvements listed in subsection 84.6.2.B.3.b shall be required. For a major project that proposes expansion of use by less than 15 mooring structures, the greater the number of moorings proposed, the greater the number of applicable improvements listed in 84.6.2.B.3.b shall be required. For all major projects, the greater the cost and scope of the project, the greater the number of applicable improvements listed in subsection 84.6.2.B.3.b shall be required."**
 - **Small major improvements:**
 - Access improvements pursuant to the Americans with Disabilities Act;
 - Provision of facilities related to boater education of 600-foot no wake zone, boater safety, and clean boating practices;
 - Provision of public access to marina fueling and/or pump-out stations;
 - Provision of dedicated access for non-motorized boaters;
 - Provision of non-motorized boat storage for public;
 - **Medium major improvements:**
 - Demonstration of water flow improvements, if applicable;
 - Reduction of aquatic invasive species habitat conditions;
 - Reduced need for dredging;
 - Provision of additional scenic improvements, such as screening of storage racks;

- Provision of existing boat ramps for public use. If a ramp is not functional for motorized boating due to low lake level conditions, provide access for non-motorized boaters;
- **Larger major improvements**
 - Installation of stormwater BMPs that treat runoff volumes above existing TRPA and, if in California, Lahontan RWQCB requirements, provided that the proposed BMPs are, at a minimum, proportional to the proposed project impacts;
 - Provision of a boating rental and operations fleet 80% of which meets or exceeds the most current EPA and/or CARB standards;
 - Installation of an electric charging station for cars;
 - Reduction of on-site coverage
 - Implementation of a green infrastructure project
- Demonstration of support facilities consistent with Code Section 84.6.3.A.1 (if increasing moorage capacity)**
- 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, 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**
- Visible mass calculations and mitigation plan, if applicable**
- Landscape plan, if upland vegetative screening is proposed**
- Material and color samples, if applicable**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)
 - **To make the findings of 84.6.2.B.2, the marina must provide evidence of:**
 - The approved aquatic invasive species control plan;
 - The current NPDES permit with Lahontan, if applicable;
 - The current lease with State Lands, if applicable;
 - A Clean Marina Certification recognized by TRPA;
 - The BMP certificate in good standing from TRPA.

EXPANSION OF USE (LARGER MAJOR PROJECT)

Projects which include an expansion of use without additional moorings.

- Completed and signed application form**
- [Application fee](#)
- Detailed project description**
- One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines 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
- Topographic contour lines at 2' intervals
- Contour lines depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,210', 6,219', and 6,220'
- Verified land capability districts and backshore boundary
- Property boundary projection lines and 20' setbacks, projected perpendicular to the tangent of shoreline from the low water line
- TRPA pier headline, as shown on [TRPA GIS map](#)
- Pier length as measured from the highwater line, if applicable
- 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 shorezone structures (including accessory structures). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
- Latitude and longitude in **decimal degrees** to 5 decimal places, in the Geographic Coordinate System WGS84 or the Projected Coordinate System, NAD83 / UTM zone 10N, for all existing mooring buoy anchoring devices, including low-water blocks. TRPA will field verify based on provided locations
- 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).
- Setbacks, including 20 feet from adjacent littoral parcel projection line boundaries and 50 feet from another mooring buoy.
- All development and location standards of TRPA Code 84.3.3 are met for existing moorings.
- Mapped fish habitat (marginal, feed/cover, and spawning)
- Coverage table, including verified, allowable, existing, and proposed coverage for each land capability district including backshore
- Geologic features below elevation 6,229' (large boulders, etc.)
- Temporary BMPs including construction methodology
- Staging areas & construction access points
- Location of all existing and proposed utilities
- **Noticing materials for Governing Board 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
- **Aquatic Invasive Species Control Plan**

- Copy of current NPDES permit with Lahontan, if applicable**
- TRPA recognized Clean Marina Certification**
- Copy of BMP Certificate**
- 4 out of 5 of the following improvements for a small major project:**
 - Access improvements pursuant to the Americans with Disabilities Act;
 - Provision of facilities related to boater education of 600-foot no wake zone, boater safety, and clean boating practices;
 - Provision of public access to marina fueling and/or pump-out stations;
 - Provision of dedicated access for non-motorized boaters;
 - Provision of non-motorized boat storage for public;
- 4 out of 5 of the following improvements for a medium major project:**
 - Demonstration of water flow improvements, if applicable;
 - Reduction of aquatic invasive species habitat conditions;
 - Reduced need for dredging;
 - Provision of additional scenic improvements, such as screening of storage racks;
 - Provision of existing boat ramps for public use. If a ramp is not functional for motorized boating due to low lake level conditions, provide access for non-motorized boaters;
- 4 out of 5 of the following improvements for a larger major project:**
 - Installation of stormwater BMPs that treat runoff volumes above existing TRPA and, if in California, Lahontan RWQCB requirements, provided that the proposed BMPs are, at a minimum, proportional to the proposed project impacts;
 - Provision of a boating rental and operations fleet 80% of which meets or exceeds the most current EPA and/or CARB standards;
 - Installation of an electric charging station for cars;
 - Reduction of on-site coverage
 - Implementation of a green infrastructure project
- Demonstration of support facilities consistent with Code Section 84.6.3.A.1 (if increasing moorage capacity)**
- 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, 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**
- Visible mass calculations and mitigation plan, if applicable**
- Landscape plan, if upland vegetative screening is proposed**
- Material and color samples, if applicable**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)
 - To make the findings of 84.6.2.B.2, the marina must provide evidence of:**
 - The approved aquatic invasive species control plan;

- The current NPDES permit with Lahontan, if applicable;
- The current lease with State Lands, if applicable;
- A Clean Marina Certification recognized by TRPA;
- The BMP certificate in good standing from TRPA.

TEMPORARY TO PERMANENT PIER EXTENSIONS (LARGER MAJOR PROJECT)

- Completed and signed application form**
- [Application fee](#)
- Detailed project description**
- One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines 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
 - 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 highwater line
 - TRPA pier headline, as shown on TRPA GIS map
 - Pier length as measured from the highwater line, if applicable
 - Contour lines depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,210', 6,219', and 6,220'
 - 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 shorezone structures (including accessory structures). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
 - Latitude and longitude in **decimal degrees** to 5 decimal places, in the Geographic Coordinate System WGS84 or the Projected Coordinate System, NAD83 / UTM zone 10N, for all existing mooring buoy anchoring devices, including low-water blocks. TRPA will field verify based on provided locations
 - Location and dimensions of existing and proposed shorezone structures (including 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).
 - All development and location standards of TRPA Code 84.3.3 are met for existing moorings.
 - Mapped fish habitat (marginal, feed/cover, and spawning)

- Coverage table, including verified, allowable, existing, and proposed coverage for each land capability district including backshore
- Geologic features below elevation 6,229 (large boulders, etc.)
- Temporary and permanent BMPs
- Staging areas & construction access points
- **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
- **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 adjacent property notification**
 - 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
- **Aquatic Invasive Species Control Plan**
- **Copy of current NPDES permit with Lahontan, if applicable**
- **TRPA recognized Clean Marina Certification**
- **Copy of BMP Certificate**
- **4 out of 5 of the following improvements for a small major project:**
 - Access improvements pursuant to the Americans with Disabilities Act;
 - Provision of facilities related to boater education of 600-foot no wake zone, boater safety, and clean boating practices;
 - Provision of public access to marina fueling and/or pump-out stations;
 - Provision of dedicated access for non-motorized boaters;
 - Provision of non-motorized boat storage for public;
- **4 out of 5 of the following improvements for a medium major project:**
 - Demonstration of water flow improvements, if applicable;
 - Reduction of aquatic invasive species habitat conditions;
 - Reduced need for dredging;
 - Provision of additional scenic improvements, such as screening of storage racks;

- Provision of existing boat ramps for public use. If a ramp is not functional for motorized boating due to low lake level conditions, provide access for non-motorized boaters;
- **4 out of 5 of the following improvements for a larger major project:**
 - Installation of stormwater BMPs that treat runoff volumes above existing TRPA and, if in California, Lahontan RWQCB requirements, provided that the proposed BMPs are, at a minimum, proportional to the proposed project impacts;
 - Provision of a boating rental and operations fleet 80% of which meets or exceeds the most current EPA and/or CARB standards;
 - Installation of an electric charging station for cars;
 - Reduction of on-site coverage
 - Implementation of a green infrastructure project
- **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, 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**
- **Visible mass calculations and mitigation plan**
- **Landscape plan, if upland vegetative screening is proposed**
- **Material and color samples, if applicable**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)
 - **To make the findings of 84.6.2.B.2, the marina must provide evidence of:**
 - The approved aquatic invasive species control plan;
 - The current NPDES permit with Lahontan, if applicable;
 - The current lease with State Lands, if applicable;
 - A Clean Marina Certification recognized by TRPA;
 - The BMP certificate in good standing from TRPA.

NEW FILLING & DREDGING (LARGER MAJOR PROJECT)

- **Completed and signed application form**
- [Application fee](#)
- **Detailed project description**
- **One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines 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
 - Topographic contour lines at 2' intervals
 - Verified land capability districts and backshore boundary

- High and low water lines
- Contour lines depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,210', 6,219', and 6,220'
- Location and extent of area to be dredged
- Location and dimensions of existing shorezone structures (including accessory structures). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
- Latitude and longitude in **decimal degrees** to 5 decimal places, in the Geographic Coordinate System WGS84 or the Projected Coordinate System, NAD83 / UTM zone 10N, for all existing mooring buoy anchoring devices, including low-water blocks. TRPA will field verify based on provided locations
- All development and location standards of TRPA Code 84.3.3 are met for existing moorings.
- Mapped fish habitat (marginal, feed/cover, and spawning)
- Coverage table, including verified, allowable, existing, and proposed coverage for each land capability district including backshore
- Amount of material to be dredged
- Proposed dredging depth
- Geologic features below elevation 6,229' (large boulders, etc.)
- Temporary and permanent BMPs
- Staging areas & construction access points
- ☐ **Aquatic Invasive Species Control Plan**
- ☐ **Copy of current NPDES permit with Lahontan, if applicable**
- ☐ **TRPA recognized Clean Marina Certification**
- ☐ **Copy of BMP Certificate**
- ☐ **4 out of 5 of the following improvements for a small major project:**
 - Access improvements pursuant to the Americans with Disabilities Act;
 - Provision of facilities related to boater education of 600-foot no wake zone, boater safety, and clean boating practices;
 - Provision of public access to marina fueling and/or pump-out stations;
 - Provision of dedicated access for non-motorized boaters;
 - Provision of non-motorized boat storage for public;
- ☐ **4 out of 5 of the following improvements for a medium major project:**
 - Demonstration of water flow improvements, if applicable;
 - Reduction of aquatic invasive species habitat conditions;
 - Reduced need for dredging;
 - Provision of additional scenic improvements, such as screening of storage racks;
 - Provision of existing boat ramps for public use. If a ramp is not functional for motorized boating due to low lake level conditions, provide access for non-motorized boaters;

- 4 out of 5 of the following improvements for a larger major project:**
 - Installation of stormwater BMPs that treat runoff volumes above existing TRPA and, if in California, Lahontan RWQCB requirements, provided that the proposed BMPs are, at a minimum, proportional to the proposed project impacts;
 - Provision of a boating rental and operations fleet 80% of which meets or exceeds the most current EPA and/or CARB standards;
 - Installation of an electric charging station for cars;
 - Reduction of on-site coverage
 - Implementation of a green infrastructure project
- Construction methodology plan, including but not limited to, proposed methods of construction, construction access, staging locations, and temporary best management practices, and plan for disposal of dredged materials.**
- Fish habitat mitigation plan, if project is located in feed and cover or spawning habitat**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)
 - **To make the findings of 84.6.2.B.2, the marina must provide evidence of:**
 - The approved aquatic invasive species control plan;
 - The current NPDES permit with Lahontan, if applicable;
 - The current lease with State Lands, if applicable;
 - A Clean Marina Certification recognized by TRPA; (continued page 19)
 - The BMP certificate in good standing from TRPA.

WATERBORNE TRANSIT (LARGER MAJOR PROJECT)

- Completed and signed application form**
- [Application fee](#)
- Detailed Project Description**
- One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines 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
 - Topographic contour lines at 2' intervals
 - Contour line depicting:
 - Elevation 6,193 feet
 - 350 feet from shoreline
 - Verified land capability districts and backshore boundary
 - High and low water lines
 - Location and dimensions of existing and proposed coverage

- Location and dimensions of existing shorezone structures (including accessory structures). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
- Latitude and longitude in **decimal degrees** to 5 decimal places, in the Geographic Coordinate System WGS84 or the Projected Coordinate System, NAD83 / UTM zone 10N, for all existing mooring buoy anchoring devices, including low-water blocks. TRPA will field verify based on provided locations
- Location and dimensions of existing and proposed shorezone structures
- Verified, allowable, existing, and proposed coverage for each land capability district including backshore
- All development and location standards of TRPA Code 84.3.3 are met for existing moorings.
- Mapped fish habitat (marginal, feed/cover, and spawning)
- Temporary and permanent BMPs
- Staging areas & construction access points
- **Noticing materials for Governing Board 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
- **Operations Plan**
- **Traffic and parking study**
- **Aquatic Invasive Species Control Plan**
- **Copy of current NPDES permit with Lahontan, if applicable**
- **TRPA recognized Clean Marina Certification**
- **Copy of BMP Certificate**
- **4 out of 5 of the following improvements for a small major project:**
 - Access improvements pursuant to the Americans with Disabilities Act;
 - Provision of facilities related to boater education of 600-foot no wake zone, boater safety, and clean boating practices;
 - Provision of public access to marina fueling and/or pump-out stations;
 - Provision of dedicated access for non-motorized boaters;
 - Provision of non-motorized boat storage for public;
- **4 out of 5 of the following improvements for a medium major project:**
 - Demonstration of water flow improvements, if applicable;
 - Reduction of aquatic invasive species habitat conditions;
 - Reduced need for dredging;
 - Provision of additional scenic improvements, such as screening of storage racks;
 - Provision of existing boat ramps for public use. If a ramp is not functional for motorized boating due to low lake level conditions, provide access for non-motorized boaters;
- **4 out of 5 of the following improvements for a larger major project:**

- Installation of stormwater BMPs that treat runoff volumes above existing TRPA and, if in California, Lahontan RWQCB requirements, provided that the proposed BMPs are, at a minimum, proportional to the proposed project impacts;
- Provision of a boating rental and operations fleet 80% of which meets or exceeds the most current EPA and/or CARB standards;
- Installation of an electric charging station for cars;
- Reduction of on-site coverage
- Implementation of a green infrastructure project
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)
 - **To make the findings of 84.6.2.B.2, the marina must provide evidence of:**
 - The approved aquatic invasive species control plan;
 - The current NPDES permit with Lahontan, if applicable;
 - The current lease with State Lands, if applicable;
 - A Clean Marina Certification recognized by TRPA;
 - The BMP certificate in good standing from TRPA.