

SHOREZONE PROJECT INFORMATION PACKET

I. PROCESS FOR SUBMITTAL OF SHOREZONE PROJECTS

- Step 1:** Review the TRPA Shorezone development standards in [TRPA Code of Ordinances Chapter 84](#)
- Step 2:** Check the [shoreline map](#) to see if your property is within a Stream Mouth Protection Zone or Shorezone Protection Zone. Pier projects, other than maintenance and repairs to existing structures, are prohibited in these areas.
- Step 3:** Gather information about your parcel. Visit the [parcel tracker](#) to look up land capability, backshore boundary delineation, IPES, land coverage, BMP compliance status, and general permit records. Allowable uses and planning considerations are described in your local plan (i.e. Plan Area Statement, Community Plan, Area Plan), which can be found on the [shoreline map](#).
- Step 4:** Prepare a baseline scenic assessment to be submitted with your application. More information on scenic regulations is provided under Section II, "Definitions and Information."
- Step 5:** Determine the Fish habitat designation for the project area. All work causing disturbance to feed and cover or spawning habitat requires a mitigation or restoration plan. Fish habitat maps are available on the [shoreline map](#). Projects in feed and cover or spawning habitat are limited to a construction season of October 1 to April 30 to avoid adverse impacts during the spawning season.
- Step 6:** Request a Tahoe Yellow Cress survey. If the proposed activity will impact the shorezone lakeward of lake bottom elevation 6,229 feet Lake Tahoe Datum, a Tahoe Yellow Cress (TYC) survey must be completed during the growing season immediately prior to the date of the activity (June 15-September 30). If TYC is found, an avoidance and mitigation plan will be required as part of your application submittal.
- Step 7:** Locate all underground and underwater utilities. If your project includes excavation call the regional Underground Service Alert (USA North: 1-800-227-2600) when preparing your site plan. California and Nevada state law both require the permittee to call USA DIGS at least 48 hours prior to commencement of construction.
- Step 8:** Complete the Shorezone Project application and gather all required checklist items
- Step 9:** Determine your [application fees](#)
- Step 10:** Submit your Shorezone Project application and required checklist items to TRPA
- Step 11:** Obtain other necessary agency approvals prior to beginning work (see resource below)

II. DEFINITIONS AND INFORMATION

DEFINITIONS RELATED TO THE SHOREZONE

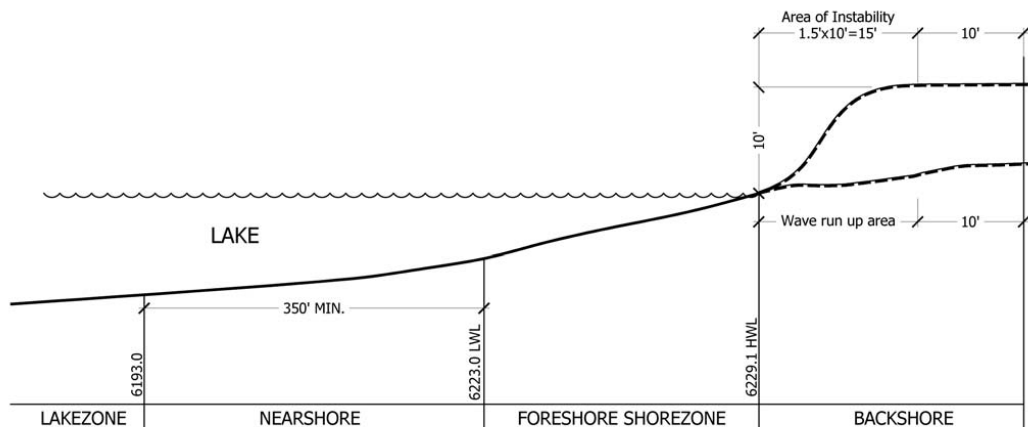
Nearshore: the area extending from the low water elevation of Lake Tahoe (6,223 feet) to a lake bottom elevation of 6,193 feet, but in any case, a minimum lateral distance of 350 feet measured perpendicular from the shoreline. In lagoons and lakes other than Lake Tahoe, the nearshore extends to a depth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

Foreshore: The area between the low and highwater elevation.

Backshore: The lakeward limit of the backshore is at the highwater 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 highwater 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.

Lakezone: The area of the lake located beyond the lakeward limits of the nearshore.



SHOREZONE - LAKEZONE DIAGRAM

Shoreland: The distance from the highwater line of Lake Tahoe to the most landward boundary of the littoral parcel, or 300 feet landward, whichever is less. In the case where the littoral parcel is a narrow parcel not qualifying for a development right, such as a road right-of-way or dedicated beach access parcel, the most landward boundary of the adjoining parcel to the littoral parcel or 300 feet shall apply. In the case where a littoral parcel is split by a right-of-way but is considered one project area, the most landward boundary of the project area or 300 feet, whichever is less, shall apply.

Pier Headline: A line established on the adopted shorezone maps of TRPA and digitized for all areas around Lake Tahoe

Relevant Contour Elevations: (available on shoreline map):

- High Water Line: 6,229 feet Lake Tahoe Datum
- Natural Rim: 6,223 feet Lake Tahoe Datum
- Estimated Lake Bottom: 6,219 feet Lake Tahoe Datum

PROJECTION LINES AND SETBACKS

In order to determine if your shorezone structure meets location and setback standards, your site plan

must include property lines projected perpendicular to the tangent of the shoreline from the low water line. If in a cove, please include property and projection lines of adjacent parcels and include existing shorezone structures bounded within. Project lines are rarely shared and are usually located independent from the projection lines of adjacent property. TRPA may require projection lines of additional properties if needed to determine proper structure location.

SCENIC REGULATIONS

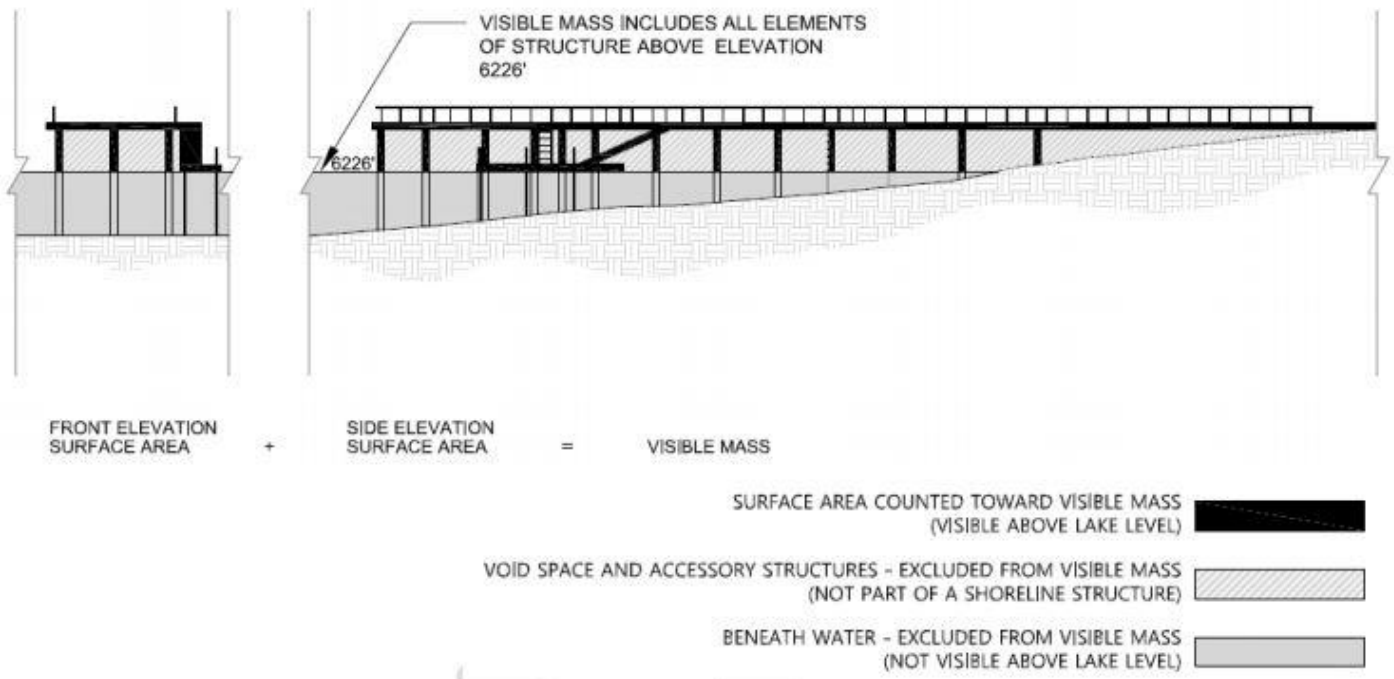
Scenic regulations and the contrast rating system are described in Chapter 66 of the TRPA Code of Ordinances. Visual magnitude/contrast ratings procedural steps are available in Appendix H: Visual Assessment Tool for Review of Projects Located Within the Shoreland.

Scenic Requirements:

A project application for an additional pier must meet the following scenic requirements:

1. The project area must initially score a minimum of 21 points based on the Contrast Ratings System.
2. No later than six months following project application submittal, the project area shall score a minimum of 25 points based on the Contrast Rating System, unless the applicant demonstrates that a score of 25 is infeasible.

Visible Mass Calculations: Visible mass calculations include all elements of a structure above elevation 6,226'. The calculation is the front elevation surface area plus the side elevation surface area. Visible mass used to calculate required scenic mitigation for piers shall include all accessory structures, including boat lifts and watercraft on a boat lift.



Allowed Visible Mass: Allowed visible mass shall include any catwalk but shall exclude the visible mass of a boat lift, watercraft on a boatlift, and other allowed accessory structure. Visible mass due to a lateral public access accommodation shall not count toward the visible mass limitation nor be subject to mitigation requirements, nor be part of the parcel’s shoreland scenic score.

Visible Mass Mitigation Requirements: Additional piers and expansions of existing piers (and other structures) shall mitigate additional visible mass according to the following provisions (TRPA Code Section 84.4.3.A.6):

Scenic Character Types

1. In Visually Dominated Areas, scenic mitigation at a ratio of 1:1.5
2. In Visually Modified Areas, scenic mitigation at a ratio of 1:2
3. In Visually Sensitive Areas, scenic mitigation at a ratio of 1:3

Mitigation shall occur in the following order of decreasing preference:

1. On the littoral parcel and with the shorezone
2. On the littoral parcel within the upland area
3. On a different littoral parcel within the same scenic unit and in the shorezone
4. On a different littoral parcel within the same scenic unit and in the upland area
5. In a different non-attainment scenic unit

Scenic Regulations Resources:

- ✓ [Appendix H](#)
- ✓ [Scenic Assessment Contrast Rating Sheet](#)
- ✓ [Design Review Guidelines](#)

FISH HABITAT REGULATIONS

All projects undertaken in areas identified as, and adversely affecting, prime fish habitat (Spawning Habitat or Feeding and/or Escape Cover Habitat) shall be required to mitigate impacts in accordance with TRPA Code of Ordinance Section 84.11. Fish habitat is available on the shoreline map.

All permanent impacts to substrate in prime fish habitat associated with new or expanded structures shall be mitigated at a ratio of 1.5:1 using one of the following methods:

1. Replacement “in-kind” with similar spawning gravels where gravels previously exists (equal or greater function and value)
2. Construction of complementary habitat adjoining the remaining spawning gravels in-site (must enhance the spawning habitat by substantially increasing function and value)

III. VERIFICATIONS, BANKING, TRANSFERS, & CONVERSIONS

The Shoreline Plan allows for verification, banking, transfer and conversion of the following shorezone rights:

VERIFICATIONS:

Scenic Credits

Scenic credits are defined as the difference between the existing visible mass and the proposed visible mass associated with shorezone structures. Subject to the provisions in TRPA Code Section 84.4.3.A.6.e, scenic credits can be transferred to littoral parcels within the same scenic unit. Scenic credits will be determined through scenic review as part of a modification project or baseline scenic assessment.

BANKING:

Piers and Boat Ramps

Pier rights and boat ramps can be banked using the shorezone application. Verification of the pier or boat ramp will be included as part of the banking process. Associated land coverage must be verified under separate application prior to banking the pier or boat ramp.

Scenic Credits

Scenic credits can be banked as part of a shorezone structure modification project. If no project is proposed, scenic credits can be banked as a separate action using the shorezone application.

TRANSFERS:

Piers and Boat Ramps

Pier rights and boat ramps can be transferred using the shorezone application. Verification of the pier or boat ramp will be included as part of the transfer project. Associated land coverage must be verified under separate application prior to transfer the pier or boat ramp.

Scenic Credits

Once banked, scenic credits can be later used on-site or transferred to another littoral parcel using the shorezone application (receiving parcel must be within the same Scenic Unit and show scenic improvement).

CONVERSIONS

Boat Ramps

A legally existing private boat ramp may be converted to a pier, provided the converted boat ramp (pier) and littoral parcel receiving the pier shall comply with the applicable eligibility and development standards in TRPA Code Chapter 84.

Conversion of a boat ramp to a pier will be reviewed as a pier project using the shorezone application.

Mooring Structures

Pursuant to Code Section 84.3.2.D, the following conversions are allowed:

- A serviceable, legally existing marine railway may be converted to a buoy or boat lift (shorezone project application)
- A legally existing boat slip within a marina or public facility may be converted to a buoy within the same facility and vice-versa (Marina project application)
- A legally existing buoy may be converted to a boat lift and vice-versa (shorezone project application)

IV. RESOURCES

SHOREZONE AGENCY CONTACT INFORMATION

Agency	Jurisdiction	Phone Number
Lahontan Regional Water Quality Control Board	California	(530) 542-5400
California State Lands Commission	California	(916) 574-1940
California Fish and Wildlife	California	(916) 445-0411
Nevada Division of State Lands	Nevada	(775) 684-2730
Nevada Department of Wildlife	Nevada	(775) 688-1500
Nevada Division of Environmental Protection	Nevada	(775) 687-4670
U.S. Army Corps of Engineers	Federal	(775) 784-5304
Lake Tahoe Water Supplies Association	Regional	(775) 832-1284

LOCAL BUILDING DEPARTMENT CONTACT INFORMATION

Agency	Phone Number
City of South Lake Tahoe	(530) 542-6010
Douglas County	(775) 782-6224
El Dorado County	(530) 573-3330
Placer County	(530) 581-6200
Washoe County	(775) 328-2020

GIS/MAPPING RESOURCES

Visit the [shoreline map](#) to look up the following information:

- ✓ Stream Mouth Protection Zones
- ✓ Shorezone Protection Zones
- ✓ Scenic Character Type
- ✓ Tolerance Districts
- ✓ Shoreline & Roadway Units
- ✓ Unit Attainment Status
- ✓ Plan Area Statement, Community Plan, Area Plan
- ✓ Fish Habitat
- ✓ Pier Headline
- ✓ Highwater Contour 6,229
- ✓ Natural Rim Contour 6,223
- ✓ Lake Bottom Contour 6,219

V. SHOREZONE MITIGATION FEES

Mooring Fee: The owner of every mooring on, or with access to, Lake Tahoe shall pay a fee to TRPA of \$43 per year.

Buoy Scenic Mitigation Fee: All buoys shall be assessed a scenic mitigation fee of \$47 per year.

Motorized Boat Rental Concession Fee: Concessionaires shall pay the following fees to TRPA annually for every motorized boat subject to rental:

- a. For every boat with an EPA 3-star or better rating: \$75 per year
- b. For every boar with an EPA 2-star or worse rating: \$150 per year

New Construction and Expansions:

- a. **Piers.** New pier construction and the expansion of the existing piers shall be assessed mitigation fees as follows:
 - i. New Pier- \$60 per lineal foot
 - ii. Additional length to an existing pier- \$60 per lineal foot
 - iii. Other additions- \$600 per application.
- b. **Boat Ramps.** Boat ramp construction and the expansion of existing boat ramps shall be assessed mitigation fees as follows:
 - i. New boat ramp- \$60 per lineal foot
 - ii. Additional length to an existing ramp - \$60 per lineal foot
 - iii. Additional width to an existing ramp - \$200 per lineal foot
- c. **Marinas.** Marina construction and the expansion of existing marinas shall be assessed mitigation fees as follows:
 - i. New boat slip- \$200 per slip
 - ii. New mooring buoy- \$200 per buoy
 - iii. Other additions- \$500 per application



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.gov

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 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"/> Concessions (not in a marina) |
| <input type="checkbox"/> New Buoys, Buoy Relocation, & Low-Water Blocks | | | <input type="checkbox"/> Other |

**Use this checklist for new boat lifts*

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:** _____

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: _____

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

NEW MOORING BUOYS, BUOY RELOCATION, & LOW-WATER BLOCKS

(For mooring projects located outside of a marina. Marina mooring projects use the Marina Project Application)

- Completed and signed application form**
- [Application fee](#)
- Detailed project description**
 - Address associated moorings: identify number of existing, new, relocated, or converted moorings, low-water blocks, or floating platforms.

- Proof of TRPA Mooring Allocation(s) for new moorings (if applicable)**
- One (1) copy of the 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:
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,210', 6,193' and 6,220'
 - 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](#)
 - Location, dimension of, and distance to adjacent shorezone structures (piers, jetties, buoys, etc.)
 - Location and dimensions of existing and proposed shorezone structures (include 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
 - Include 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, 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.
 - Geologic features below elevation 6,229' (large boulders, etc.)
 - Temporary BMPs including construction methodology
 - Mapped fish habitat (marginal, feed/cover, and spawning)

- Location and method of fish habitat mitigation (if applicable)
- 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.
- **Fish habitat mitigation plan, if project is located in feed and cover or spawning habitat**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)

NEW PIER

- **Completed and signed application form**
- [Application fee](#)
- **Detailed project description (describe any proposed conversions)**
- **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,
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - 350 feet from shoreline
 - High and low water
 - Elevation 6,193' and 6,219'
 - Verified land capability districts and backshore boundary
 - Setback lines, 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
 - 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). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
 - 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' (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 for two pier elevations; one elevation looking at the pierhead and one side elevation. Visible mass calculations are taken above elevation 6,226.
- **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 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**
- **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)**
- 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
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,193' and 6,219'
 - Verified land capability districts and backshore boundary
 - Setback lines, 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
 - 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). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
 - 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' (large boulders, etc.)
 - Temporary and permanent BMPs
 - Staging areas & construction access points
 - 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 for two pier elevations; one elevation looking at the pierhead and one side elevation. Visible mass calculations are taken above elevation 6,226.
- 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
- Color photographs of existing conditions from Scenic Corridor, taken 300' lakeward of highwater**
- Color photographs of existing shorezone structures and areas directly adjacent, taken 300' lakeward of highwater**
- Noticing materials for notification of affected neighbors**
 - 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, 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 labeled with corresponding Munsell Color**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)

PROTECTIVE STRUCTURE/SHORELINE REVETMENT

- 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, 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
 - Topographic contour lines at 2' intervals

- Contour lines depicting:
 - 350 feet from shoreline
 - High and low water
 - Elevations 6,193' and 6,219'
- Verified land capability districts and backshore boundary
- 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). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
- 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 for project area
- Staging areas & construction access points
- Location of shoreline revetment
- Amount of cut and fill material
- 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
 - Visible mass calculations (shoreline protective structures only)
- **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
- **Color photographs of existing conditions, taken 300' lakeward of highwater**
- **Color photographs of existing shorezone structures and areas directly adjacent, taken 300' lakeward of highwater**
- **Noticing for affected neighbors**
 - 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, and temporary best management practices)**

- 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 applicable
- Scenic simulation for proposed project
- Material and color samples labeled with corresponding Munsell Color
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)
- [Littoral drift/impact findings](#)

WATER INTAKE LINES

- 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, 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
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - High and low water
 - 350 feet from shoreline
 - Elevation 6,193'
 - 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
 - Mapped fish habitat (marginal, feed/cover, and spawning)
 - Location and method of fish habitat mitigation (if applicable)
 - Location of all existing and proposed utilities
- Grading Plan
- Baseline scenic analysis, demonstrating contrast rating score of 21 (if applicable)
- Scenic analysis of proposed project, demonstrating a minimum resulting contrast rating score of 25 (if applicable)
- Results of Soils Hydro investigation, if excavating beyond five feet in depth
- 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
- 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)
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)

CONCESSIONS

Use this application if the concession is not located at a marina. Marina concessions must submit a Marina Application.

- Completed and signed application form**
- [Application fee](#)
- Evidence that the concession was established prior to September 1, 2017**
- 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
 - 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
- Topographic contour lines at 2' intervals
- Contour lines depicting:
 - 350' from shoreline
 - Elevation 6,193'
- 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 cress survey. If Tahoe yellow cress is present, a mitigation and avoidance plan is required**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)

BEACH RAKING

- Completed and signed application form**
- [Application fee](#)
- Detailed project description including an operations plan and schedule**
- 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
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - High and low water Verified land capability districts and backshore boundary
 - Location and extent of area to be raked
 - Temporary and permanent BMPs
 - Staging areas & construction access points
- Tahoe yellow cress survey. If Tahoe yellow cress is present, a mitigation and avoidance plan is required**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)

BOAT RAMPS

- 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, 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
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - High and low water
 - Elevation 6,219'
 - Verified land capability districts and backshore boundary
 - Setback lines, projected perpendicular to the tangent of shoreline from the low water line
 - TRPA pier headline
 - 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). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
 - 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
 - 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
- Cross- Sections, showing:**
 - High and low water elevations
 - Existing and proposed lake bottom elevations and topography
- Water Quality Mitigation Plan**
- Color photographs of existing conditions from scenic corridor, taken 300' lakeward of highwater**
- Color photographs of existing shorezone structures and areas directly adjacent, taken 300' lakeward of highwater**
- Baseline scenic analysis, demonstrating contrast rating score of 21**

- Scenic analysis of proposed project, demonstrating a minimum resulting contrast rating score of 25**
- Noticing materials for notification of adjacent properties for Governing Board approval**
 - 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, and temporary best management practices)**
- 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**
- Material and color samples labeled with corresponding Munsell Color**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)

FILLING AND DREDGING

- Completed and signed application form**
- [Application fee](#)
- Detailed project description**
- Evidence that dredging has previously been approved in the proposed location**
- 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
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - High and low water
 - Elevation 6,219' and 6,193'
 - Verified land capability districts and backshore boundary

Contour lines depicting high and low water

- Location and extent of area to be dredged
- 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
- Mapped fish habitat (marginal, feed/cover, and spawning)

- Location and method of fish habitat mitigation (if applicable)
- Location of all existing and proposed utilities
- **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](#)

FLOATING PLATFORMS

- **Completed and signed application form**
- [Application fee](#)
- **Detailed project description**
- **Proof of TRPA-approved mooring buoy to be exchanged for platform**
- **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
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - High and low water
 - Elevations 6,193' and 6,219'
 - Verified land capability districts and backshore boundary
 - Setback lines, projected perpendicular to the tangent of shoreline from the low water line
 - TRPA pier headline
 - 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). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
 - Setbacks, including 20 feet from adjacent littoral parcel projection line boundaries and 50 feet from another mooring buoy
 - 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
 - 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
 - Platform elevation and dimensions
- **Cross- Sections, showing:**
 - High and low water elevations
 - Illustration of platform dimensions and anchor block
 - Existing and proposed lake bottom elevations and topography
- **Baseline scenic analysis, demonstrating contrast rating score of 21**
- **Scenic analysis of proposed project, demonstrating a minimum resulting contrast rating score of 25**
- **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)**
- **Tahoe yellow cress survey. If Tahoe yellow cress is present, a mitigation and avoidance plan is required**
- **Material and color samples labeled with corresponding Munsell Color**
- [Initial Environmental Checklist](#)
- [Applicable findings explanation and rationale](#)

BANKING

- **Completed and signed application form**
- [Application fee](#)
- **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
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - High and low water
 - 350 feet from shoreline
 - Elevation 6,193'
 - Location and dimensions of existing and proposed coverage
 - Verified land capability districts and backshore boundary
 - Location and dimensions of existing and proposed shorezone structures (include accessory structures). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
 - Verified, allowable, existing, and proposed coverage for each land capability district including backshore
 - Temporary and permanent BMPs
 - Staging areas & construction access points

- Evidence that shorezone structure to be banked is legally existing** (legally permitted or constructed prior to February 10, 1972). Acceptable proof includes: TRPA permit, other applicable federal or state agency permit/lease, assessor records, or aerial photos clearly depicting the structure prior to 1972.
- Evidence that associated land coverage has been verified**
- Verification of scenic credits resulting from a TRPA approved scenic assessment**
- Results of TRPA historic determination, if structure to be demolished is greater than 50 years in age**
- Detailed restoration and plan for the area where the structure will be removed**
- Grading plan, including amount of removed material and location of disposal**
- Tahoe yellow cress survey, if staging and access on land. If Tahoe yellow cress is present, a mitigation and avoidance plan is required**
- Schedule for demolition and restoration**
- Color photographs of the existing development to be removed and banked**

TRANSFERS

- Completed and signed application form**
- [Application fee](#)**
- 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
 - Topographic contour lines at 2' intervals
 - Contour lines depicting:
 - High and low water
 - 350 feet from shoreline
 - Elevation 6,193'
 - Verified land capability districts and backshore boundary
 - Location and dimensions of existing and proposed coverage
 - Location and dimensions of existing and proposed shorezone structures (include accessory structures). For all existing moorings (buoys, boat lifts, and slips), denote its mooring number from the [Mooring Inventory](#).
 - Verified, allowable, existing, and proposed coverage for each land capability district including backshore
 - Temporary and permanent BMPs
 - Staging areas & construction access points
 - Mapped fish habitat (marginal, feed/cover, and spawning)
 - Location and method of fish habitat mitigation (if applicable)
 - Location of all existing and proposed utilities

- Evidence that shorezone structure to be banked is legally existing** (legally permitted or constructed prior to February 10, 1972). Acceptable proof includes: TRPA permit, other applicable federal or state agency permit/lease, assessor records, or aerial photos clearly depicting the structure prior to 1972.
- Evidence that land coverage has been verified**
- Verification of scenic credits resulting from a TRPA approved scenic assessment**
- Results of TRPA historic determination, if structure to be demolished is greater than 50 years in age**
- Detailed restoration and plan for the area where the structure will be removed**
- Grading plan, including amount of removed material and location of disposal**
- Tahoe yellow cress survey, if staging and access on land. If Tahoe yellow cress is present, a mitigation and avoidance plan is required**
- Schedule for demolition and restoration**
- Color photographs of the existing development to be removed and transferred**
- Copy of the latest grant deed for both the sending and receiving parcel, including legal description, owner name, book page, document number, and date recorded with county**
- Title report for the sending parcel, issued within 30 days of the date of the transfer application**