



BASELINE SCENIC ASSESSMENT APPLICATION GUIDE

The Baseline Scenic Assessment Application is used to determine the existing scenic conditions for a lakefront property. This assessment is intended to precede an application for a project in the shoreland or shorezone. Alternatively, the scenic conditions may be assessed as part of a development project (i.e. residential modification, shorezone project).

I. PROCESS FOR SUBMITTAL OF BASELINE SCENIC ASSESSMENT APPLICATION

Step 1: Determine if a baseline scenic assessment is necessary:

Scenic review as part of a project: Most often the baseline scenic score is determined as part of review for a development project located in the shoreland (i.e. residential modification, pier project, etc.). In that scenario, you will submit the required scenic information as part of your project and will not need to submit the baseline scenic assessment application.

Scenic review not associated with a project: If you would like to determine your baseline score, but do not yet have a proposed project in the shoreland, you will submit this application and required checklist items.

Not Visible: An assessment is not required for projects in the shoreland which are not visible, do not alter or increase the area of the lakefront façade, or involve a complete teardown/rebuild.

Step 2: Check the shoreline map to find out the scenic shorezone unit number and attainment status for your property. If a project is visible from a scenic unit that is “in attainment,” the project will need to demonstrate no degradation to scenic quality. If the project is visible from a scenic unit that is not “in attainment,” the project will need to demonstrate an improvement to scenic quality.

Step 3: Consult the TRPA Design Review Guidelines for information on how to incorporate design elements and landscaping into your project in order to reduce scenic impacts. The Home Landscaping Guide for the Lake Tahoe Basin has landscaping recommendations, including a list of species native to the Tahoe Basin.

Step 4: Prepare a site plan and elevation drawings. Specific elements required on the plans are detailed in the application checklist.

Step 5: Calculate the Contrast Ratings Score using the procedural guide in Appendix H: Visual Assessment Tool and/or the calculation spreadsheet.

Step 6: Complete the Baseline Scenic Assessment application, determine your application fees, and gather all required checklist items. (This step is not needed if you submit as part of a development project)

Step 7: Submit your Baseline Scenic Assessment application and required checklist items to TRPA. Once your application is received it will be assigned to a planner for review. (This step is not needed if you submit as part of a development project)

II. DEFINITIONS AND INFORMATION

DEFINITIONS RELATED TO SCENIC ASSESSMENTS

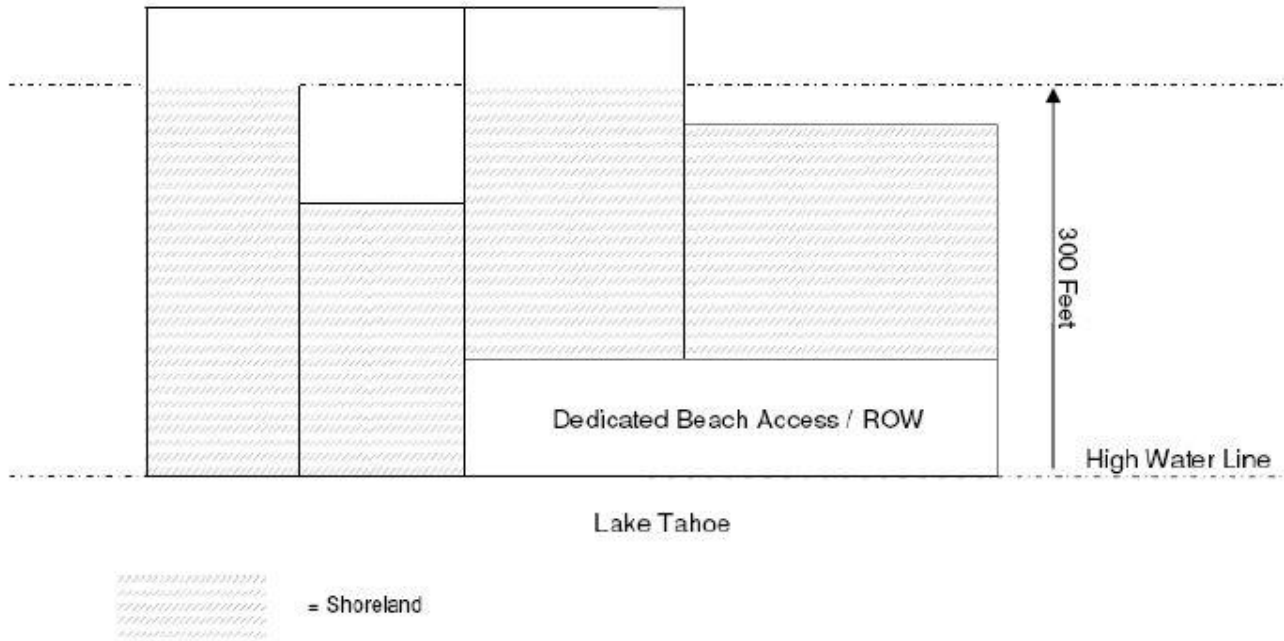
Shoreland: The distance from the highwater line of Lake Tahoe to the most landward boundary of the littoral parcel, or 300 feet landward, whichever is lesser. In the case where the littoral parcel is a narrow parcel not qualifying for a development right, such as a road right-of-way or a dedicated beach 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.

Shorezone Projects generally occur landward of, or below the highwater line.

Lakefront Façade: The surface area of the lakefront elevation(s) for all primary and accessory buildings and other structures, with visible area for a given project within the shoreland.

Visible Area: The surface area of all structures in the shoreland visible from 300 feet offshore and generally perpendicular to and centered on the project area. Surface area blocked by man-made structures in the shorezone shall count as visible area.

SHORELAND DEFINITION DIAGRAM (VIEW FROM ABOVE)





BASELINE SCENIC ASSESSMENT APPLICATION

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:** _____

Scenic Resource Inventory Information (look up your property on the Shoreline Map)

Shoreline Unit Number: _____ Status: Attainment Non-Attainment

Roadway Unit Number: _____ Status: Attainment Non-Attainment

Scenic Character Type: Visually Dominated Visually Modified Visually Sensitive

III. 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.: _____

IV. APPLICATION CHECKLIST

- Completed and signed application form**
- Application fee**
- Contrast Ratings Score (provide the completed worksheet or spreadsheet)**
- 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
 - Location and dimensions of all existing buildings and structures (buildings, walls, fences, etc.)
 - Existing landscaping that screen building and structures, including species and diameter at breast height (dbh)
 - Dimension of yards and open space between buildings and structures
 - Location of photo vantage points
- Elevation drawings of all existing structures (buildings, walls, fences, etc.) for any façade facing Lake Tahoe, including the following (see Appendix H for more information)**
 - Dimensions and height
 - Label existing materials and Munsell Colors for all buildings/structures
 - Square footage for each material
 - Existing surface plans for each visible building/structure
 - Include the completed Scenic Contrast Rating Spreadsheet
- Elevation Outline or Equivalent (see Appendix H for more information)**
 - Perimeter screening for all building/structures. Show areas of perimeter screened by vegetation or other material.
 - Visible Area- Indicate areas screened from view by vegetation or other means and clearly identify any screening required as mitigation for previous projects
- Photographs depicting existing project area conditions, including:**
 - Minimum of three photos taken on-site from the highwater Line at different angles (minimum one perpendicular to the shoreline and one perpendicular to the proposed project)
 - Minimum of three photos taken from ¼ mile offshore and perpendicular to the shoreline
 - Minimum of three photos taken from 300 feet offshore and perpendicular to the shoreline