



**Mail**  
 PO Box 5310  
 Stateline, NV 89449-5310

**Location**  
 128 Market Street  
 Stateline, NV 89449

**Contact**  
 Phone: 775-588-4547  
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 www.trpa.org

## SHOREZONE PROJECT APPLICATION

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

*\*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

- Completed and signed application form**
- [Application fee](#)
- Detailed project description**
- 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
  - High and low water lines
  - 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](#)
  - Elevations 6,210 and 6,220 Lake Tahoe Datum
  - 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)
  - Construction detail of mooring buoy float and anchor
  - Latitude and longitude in decimal degrees (NAD83 / UTM zone 10N) for all mooring buoy anchor blocks 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
  - Geologic features below elevation 6,229 (large boulders, etc.)
  - Temporary BMPs
  - 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, length of lake frontage
  - Topographic contour lines at 2' intervals
  - Verified land capability districts and backshore boundary
  - High and low water lines
  - Setback lines, projected perpendicular to the tangent of shoreline from the low water line
  - TRPA pier headline, as shown on [TRPA GIS map](#)
  - Elevation 6,219' Lake Tahoe Datum
  - Pier length as measured from the highwater line
  - Location, dimension of, and distance to adjacent shorezone structures (piers, jetties, buoys, etc.)
  - Location and dimensions of existing and proposed coverage
  - Location and dimensions of existing and proposed shorezone structures (include accessory structures)
  - Setbacks (minimum of 40 feet from all other piers as measured from the pierhead and 20 feet from each adjacent property owner's property boundary projection line).
  - Pier deck elevation
  - Verified, allowable, existing, and proposed coverage for each land capability district including backshore
  - Geologic features below elevation 6,229 feet Lake Tahoe Datum (large boulders, etc.)
  - Temporary and permanent BMPs for project area
  - Staging areas and construction access
  - Mapped fish habitat (marginal, feed/cover, and spawning)
  - Location and method of fish habitat mitigation (if applicable)
  - Location of all existing and proposed utilities
- Elevation drawings including the following:**
  - Highwater line and the lake bottom elevation at the end of the structure
  - Lake bottom elevation relative to the proposed structure
  - Pier deck elevation
  - Accessory structures or appurtenances
  - Visible mass calculations
- Cross- Sections, showing:**
  - Pier deck elevation

- High and low water elevations
- Illustration of full pier dimensions with all appurtenant structures from side and frontal views
- Existing and proposed lake bottom elevations and topography
- **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
  - Verified land capability districts and backshore boundary
  - High and low water lines

- Setback lines, projected perpendicular to the tangent of shoreline from the low water line
- TRPA pier headline, as shown on [TRPA GIS map](#)
- Pier length as measured from the highwater line
- Elevation 6,219 Lake Tahoe Datum
- 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)
- 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
- **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
  - Verified land capability districts and backshore boundary
  - High and low water lines
  - Elevation 6,219 Lake Tahoe Datum
  - 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
  - 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](#)

## 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
  - 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

- Completed and signed application form**
- [Application fee](#)
- Evidence that the concession was established prior to September 1, 2017, or is located in a marina**
- 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 TRPA mooring registration for each motorized watercraft
  - Description and location of parking facilities
  - Operations plan, including hours, dates of operation, fuel management
  - Storage and screening plan

Written agreement with the land manager for operation of concessions, if applicable

  - Make and model of boats operating in the water (so we know how to charge concession 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
  - Verified land capability districts and backshore boundary
  - Location and dimensions of area of operation, including customer access points
  - Temporary (if applicable) and permanent BMPs for project area
  - Location of 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](#)

## **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
  - Verified land capability districts and backshore boundary
  - High and low water lines
  - Location and extent of area to be raked
  - Temporary and permanent BMPs
  - Staging areas & construction access points
- 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](#)

## **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
  - Verified land capability districts and backshore boundary
  - High and low water lines
  - Setback lines, projected perpendicular to the tangent of shoreline from the low water line
  - TRPA pier headline

- Elevation 6,219 Lake Tahoe Datum
- 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
- 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
  - Verified land capability districts and backshore boundary
  - High and low water lines
  - Elevation 6,219' Lake Tahoe Datum
  - 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
- Verified land capability districts and backshore boundary
- High and low water lines
- Setback lines, projected perpendicular to the tangent of shoreline from the low water line
- TRPA pier headline
- Elevation 6,219 Lake Tahoe Datum
- 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
- 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
  - 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 and proposed shorezone structures
  - 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
  - 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 and proposed shorezone structures

- 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**