March 23, 2006

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Richard Stefkovich Land Capability Challenge; 515 Eagle Drive, Incline Village, Nevada, Washoe County APN: 131-224-11

Proposed Action: The applicant, Richard Stefkovich, requests that the TRPA Hearings Officer review and approve the proposed Land Capability Challenge for the affected parcel.

Staff Recommendation: The staff recommends that the Hearings Officer approve the land capability challenge on the parcel changing the land capability class from 2 to 4.

Background: The subject parcel is shown as land capability classes 1a on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places the parcel within the UmF (Umpa very stony sandy loam, 30 to 50 percent slopes) soil map unit. The UmF soil map unit is consistent with the D-2 (Headlands, moderate hazard lands) geomorphic unit classification. The Umpa soil formed in residuum derived from andesitic bedrock.

A land capability verification was never conducted on this parcel. A land capability challenge was filed on January 12, 2006 to confirm the soil series and land capability for the parcel.

Findings: This parcel is 25,012 square feet in size and is located at 515 Eagle Drive in Incline Village. The parcel is mapped within geomorphic unit D-2 (Headlands, moderate hazard lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The soils investigation was completed by TRPA Staff, and this report was prepared. Given the size of the parcel in question, one representative soil profile was described (see Attachment A). After multiple office meetings and visits to the parcel the previously classified soils on APN: 131-224-11 were determined to be consistent with the JwE (Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes) soil map unit, which is associated with land capability class 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

If you have questions on this agenda item, please contact Tim Hagan, at (775) 588-4547 ext. 275.

Attachments
SOIL INVESTIGATION FOR
WASHOE COUNTY APN: 131-224-11, 515 Eagle Drive, Incline Village

INTRODUCTION
A soil investigation was conducted on Washoe County APN: 131-224-11. This parcel is 25,012 square feet and located at 515 Eagle Drive in Incline Village. A land capability verification was conducted on this property in April, 2005.

A land capability challenge was filed with TRPA on January 12, 2006 to determine the appropriate land capability class for this parcel based on an onsite soil investigation.

ENVIRONMENTAL SETTING
This parcel is shown as land capability class’s 1a on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places the majority of the parcel within the UmF (Umpa very stony sandy loam, 30 to 50 percent slopes) soil map unit. The UmF soil map unit is consistent with the D-2 (Headlands, moderate hazard lands) geomorphic unit classification. The Umpa soil formed in residuum derived from andesitic bedrock. This parcel is on a south-southwest facing slope. The natural grade is 26 percent. The natural vegetation is Jeffery pine, white fir with an understory of prostrate ceonothus, manzanita and bitterbrush.

PROCEDURES
Three soil auger samples were retrieved. After examination of the samples, the soil was described in detail as representative of the soils on that portion of the parcel. A copy of this description is included in this report. Slopes were measured with a clinometer.

FINDINGS
One soil series was identified on the parcel in question. The soils on the property are generally deep and well drained. The soil is characterized as having a brown stony loamy coarse sand surface layer over brown and light yellowish brown gravelly loamy coarse sand subsoil. This soil is similar to the Tahoma soil series listed in the Soil Survey for the Lake Tahoe Basin, and would properly fit the JwE (Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes). The JwE soil map unit is in land capability class 4, under the Bailey Land Capability Classification system.

CONCLUSION
Based on the results of the site visits, the soils on APN: 131-224-11 were determined to be consistent with the JwE (Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes) soil map unit, associated with land capability class 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

Tim Hagan
Principal Planner / Soil Scientist
Representative Soil Profile:

Soil Classification: Fine-loamy, mixed, frigid, Ultic Haploxeralf
Soil Series: Tahoma
Hydrologic Group: B
Drainage Class: well drained

Oi  Jeffrey pine litter.

A1  0 to 5 inches; brown (10YR 5/3) stony sandy loam, dark brown (10YR 3/3) moist; moderate fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; 20 percent stone; 25 percent gravel, clear smooth boundary.

A2  5 to 15 inches; very stony sandy loam, brown (10YR 5/3) dark brown (10YR 3/3) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine and fine, common roots; common very fine and fine interstitial pores; 20 percent gravel; 25 percent stones; gradual smooth boundary.

Bt1  15 to 25 inches; stony sandy clay loam, brown (10YR 5/3), dark yellowish brown (10YR 3/4) moist; moderate medium subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; common fine, common, thin clay films in ped facies and pore linings, medium and coarse roots; common fine and medium tubular pores; 15 percent gravel; 15 percent stones; gradual wavy boundary.

Bt2  25 to 38 inches; light brown (7.5YR 6/2) stony sandy clay loam, dark brown (7.5YR 4/4) moist; moderate medium subangular blocky structure; hard, friable, slightly sticky and slightly plastic; common fine and medium and few coarse roots; common fine and medium tubular pores; common, moderate clay films on ped faces and pore linings; 25 percent gravel, 15 percent stones; gradual wavy boundary.

C  38 to 50 inches; pinkish gray (7.5YR 6/2) stony sandy loam gravelly sandy clay loam, light yellowish brown (10YR 6/4) moist; moderate medium subangular blocky structure; very hard, firm, sticky and plastic; common fine and medium roots; common fine and medium tubular pores; 25 percent gravel; 15 percent stones; clear smooth boundary.
MEMORANDUM

March 23, 2006

To: TRPA Hearings Officer

From: TRPA Staff


Proposed Action: The applicants of the Muff family Trust request that the TRPA Hearings Officer review and approve the proposed Land Capability Challenge for the subject parcel.

Staff Recommendation: TRPA Land Capability staff recommends that the Hearings Officer approve the land capability challenge on the subject parcel changing the land capability class from 3 to 4.

Background: The subject parcel is shown as land capability class 3 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the UmE (Umpa, very stony loam, 15 to 30 percent slopes) soil map unit. The UmE soil map unit is consistent with the D-2 (Headlands, moderate hazard) geomorphic unit classification. The Umpa soil series formed in glacial deposits derived from volcanic sources (Andesite).

The parcel was verified as UmE (Umpa, very stony sandy loam, 15 to 30 percent) land capability class 3. A land capability challenge was filed to confirm the soil series and land capability for the parcel.

Findings: This parcel is located at 234 Power House Road in Douglas County. The parcel is mapped within geomorphic unit D-2 (Headlands, moderate hazard) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The soil investigation was conducted by TRPA staff and this report was prepared. Based on two soil auger samples, a representative soil profile was described (see Attachment A). After visits to the parcel on February 15, 2006 the soils on APN 1418-11-410-006 were determined to be consistent land capability class 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

If you have questions on this agenda item, please contact Tim Hagan, at 775-588-4547 (ext. 275).

Attachments
INTRODUCTION
A soil investigation was conducted on APN 1418-11-410-006 in Douglas County, on February 15, 2006. This parcel is located on 234 Power House Drive in Douglas County.

A land capability challenge was filed with TRPA on December 06, 2006 to determine the appropriate land capability class for this parcel based on an on site soil investigation.

ENVIRONMENTAL SETTING
This parcel is shown as land capability class 3 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the UmE (Umpa, very stony loam, 15-30 percent slopes) soil map unit. The UmE soil map unit is consistent with the D-2 (Headlands, moderate hazard) geomorphic unit classification. The UmE (Umpa, very stony loam, 15-30 percent slopes) soil formed glacial deposits derived from extrusive igneous sources (andesite). This parcel is on a west-facing slope. The natural slope is 16 to 30 percent. The natural vegetation is comprised of an overstory of Jeffrey pine and White fir with an understory of bitterbrush, greenleaf manzanita and squaw carpet.

PROCEDURES
Two soil auger samples were retrieved on this parcel. After examination of the auger samples, the soil was described in detail as representative of the soils on the parcel. A copy of this description is included in this report. Slopes were measured with a clinometer and corroborated with the licensed survey for slope control.

FINDINGS
One unknown soil series was identified on this parcel. The soils on this parcel are generally deep and well drained. The soil is characterized as having a thin (<1”) surface mantle of organic matter over a dark brown sandy loam surface layer. A yellowish brown sandy loam subsoil is present to a depth of greater than 45 inches. This soil is unknown to the map units listed in the Soil Survey for the Lake Tahoe Basin. Applying Table 4 of the Bailey Land Capability Classification system, the most appropriate Land Capability class would be 4, given the profile depth, hydrologic group and slope range.

CONCLUSION
Based on the results of the site visit, a majority of the soil on APN 1418-11-410-006 was determined to be an unknown soil series. The soil on this parcel is appropriately assigned to land capability class 4, per reference Table 4 of the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

Tim Hagan, Principal Planner / Soil Scientist
Representative Soil Profile:

Soil Classification: Coarse-loamy, mixed frigid Ultic Haploxeralf
Soil Series: Unknown
Hydrologic Group: B
Drainage: Well Drained

Oi 1 to 0 inches; Fir and Pine litter

A1 0 to 5 inches; brown (10YR 4/2) loamy coarse sand, dark brown (10YR 3/3) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many fine and medium roots, few coarse roots; many very fine and fine interstitial pores; 15 percent gravels, clear wavy boundary.

A2 5 to 14 inches; brown (10YR 5/3), brown (10YR 4/3) loamy coarse sand; dark brown (10YR 4/3) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many fine and medium and few coarse roots; many very fine and fine interstitial pores; 15 percent gravels, clear wavy boundary.

Bt1 14 to 28 inches; pinkish gray (7.5 YR 5/3) loamy coarse sand; dark yellowish brown (10YR 4/4) moist; moderate medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; common fine, medium and few coarse roots; many very fine and fine interstitial pores; few, thin clay skins on ped facies and along pores; 15 percent gravels, gradual wavy boundary.

Bt2 28 to 45 inches; light brown (7.5 YR 6/4) coarse sandy loam; dark brown (7.5 YR 4/4) moist; moderate medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; few fine and common medium roots; many very fine and fine interstitial pores; common thin clay skins on ped facies and along pores; 15 percent gravels, clear wavy boundary.
TAHOE REGIONAL PLANNING AGENCY

Project Name: Abbasi Shoreline Revetment Project

Application Type: New Shoreline Revetment on residential littoral parcel

Applicant: Abassi Family Trust

Applicant's Representative: Agan Consulting Corporation

Agency Planner: David L. Landry, Associate Planner

Location: 65 Shoreline Circle, Incline Village, Nevada

Assessor's Parcel Number/File Number: 122-162-21 / 20060192

Staff Recommendation: Recommend continuing this item to a future Hearings Officer hearing.

David L. Landry
Associate Planner
Environmental Review Services
TAHOE REGIONAL PLANNING AGENCY
HEARINGS OFFICER STAFF SUMMARY

Project Name:  Bayview Water Line Project

Application Type:  Linear Public Service/Pipelines and Power Transmission

Applicant:  South Tahoe Public Utility District

Applicant's Representative:  Auerbach Engineering

Agency Planner:  Melissa Shaw, AICP, Senior Planner

Location:  Modesto Avenue to Bellevue and a Portion of San Francisco Ave., City of South Lake Tahoe, El Dorado County, California

Project Number/File Number:  510-302-003/TRPA #20051258

Staff Recommendation:  Staff recommends approval of the waterline project, based on this staff summary and evidence contained in the project record. The required actions and recommend conditions of approval are contained in the attached draft permit.

Project Description:  The proposed linear public service project consists of constructing a new 3,860 linear foot, 16-inch water transmission pipeline, located parallel to smaller, existing waterlines. The project area is located within the right of way of Modesto Avenue, and portions of Bellevue and San Francisco Avenues, in the City of South Lake Tahoe. Existing pipes are to be taken out of service. The purpose of the new line is primarily to transmit water from a new well, the Bayview Well (located on lot 701, San Francisco Avenue and permitted under a separate project application), to the main water system on Highway 50. The new well and pipes are being constructed to replace existing wells and pipes shut down due to MTBE contamination, which resulted in a reduced amount of service capacity. During this period of reduced capacity, the District has not been in compliance with the California Department of Health Services for specific levels of water service. The new pipe will address the required capacity issues and also make available additional domestic water supply for maintenance and fire suppression.

The new waterline pipe will be established at a minimum depth of 48 inches. The depth of excavations is anticipated to be approximately six (6) feet below existing grade; the project was authorized by TRPA to not exceed 7 feet below ground surface. All construction staging area and parking locations will occur on existing land coverage areas. No new land coverage is authorized for this project.

Site Description and Project Area:  The project area is within the Al Tahoe residential area subdivision, located within the City of South Lake Tahoe. The completed project
will not be visible from a designated scenic unit. Land uses surrounding the subdivision are primarily single-family dwellings. See the attached location map. The project area is entirely within land capability district 7.

The site plan consists of a grading plan, trenching details and details of temporary Best Management Practices (BMPs) to control erosion. Construction will involve digging trenches within the paved rights-of–way of portions of Modesto, Bellevue, and San Francisco Avenues to install the new pipes and make the service connections. Anticipated construction is during the 2006 grading season. A traffic control plan has been submitted.

**Issues:** The primary issues associated with the project are:

1. **Land Use.** The proposed pipeline and power transmission project is a special use in the Al Tahoe Plan Area Statement. Special Use Findings are addressed in Required Findings #2, below.

2. **Grading and trenching.** The 3,860 linear feet of temporary disturbance will occur within paved right-of–way. Trenching will exceed five feet in some locations to an estimated depth of six (6) feet below ground surface (bgs). Groundwater was encountered during exploration for the soils/hydrology application at approximately seven (8.5) feet bgs. Seasonal high groundwater is estimated to be at or near 7.5 bgs in proximity in the location of the boring. Additionally, there is Stream Environment Zone (SEZ) near the intersection of Bellevue Avenue and Bayview Avenue, which is outside but in close proximity to the project area. The anticipated six foot excavation depth has been approved by TRPA though a soils/hydrology application.

3. **BMP and Construction Phasing Plan.** Mitigation with temporary BMPs of potential run-off from sediment piles will be required during construction. Additional details of the site disturbance that will be created during the trenching operations, including the amount of trench that will be open at a given time will be required through permit conditions. Details of temporary BMPs are included with the site plans to address run-off mitigation. All drop inlets, culverts and drainage swales will be protected with fiber roll logs or other techniques to prevent potential discharges of soil into storm drains.

4. **Noise:** Temporary noise impacts are expected within the affected residential areas during project construction. Construction related noise is expected to result from the use of power equipment and machinery for grading activities, including the use of construction related vehicles and tractors.

**Staff Analysis:**

A. **Environmental Documentation:** The applicant has completed an Initial Environmental Checklist (IEC) to assess the potential impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be made available at the Hearings Officer hearing and at TRPA.
B. **Plan Area Statement:** The project is in Special Area 1 of the Al Tahoe Plan Area (#099, Map G17), with a Residential Land Use Classification and Redirection as the Management Strategy. Pipelines and power transmission area special use in this Plan Area, requiring Hearings Officer approval in accordance with Chapter 4, Appendix A of the Code of Ordinances.

C. **Building Height:** Not applicable.

E. **Air Quality:** A Dust Control Plan is required to minimize air quality impacts associated with overall grading activities, including stockpiling of earthen materials, transport and disposal of earthen materials, and construction related vehicle and equipment emissions during the construction phases of this project.

F. **Noise:** Temporary noise impacts are expected within the affected residential areas during project construction. However, pursuant to Section 23.8 of TRPA Code, any normal construction activities creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

**Required Findings:** The following is a list of the required findings as set forth in Chapters 6, 18 and 64 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. **Chapter 6 – Threshold-Related Findings:**

   (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

   i. **Land Use.** Pipeline and power transmission are special uses in this plan area statement. The proposed project is a public service that supports and is compatible with the surrounding land uses, and with the special permit conditions.

   ii. **Transportation.** This project is not anticipated to create additional permanent daily vehicle trip ends (dvte) to the site. Air quality mitigation fees for temporary vehicle trips are not required as a condition of the permit.

   iii. **Conservation.** There are no identified special interest species or sensitive or uncommon plants located on this site. The applicant will be required to apply temporary Best Management Practices (BMPs), to the entire project area to mitigate impacts to water quality, and to provide a detailed grading plan. The project is not visible from any designated scenic roadways.

   iv. **Recreation.** The project will not impact existing or proposed recreation areas.

   v. **Public Service and Facilities.** This Linear Public Service project will upgrade and improve the public service facilities in this area.

   vi. **Implementation.** There are no allocations of development required for the project.
(b) The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding is provided on the checklist entitled “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer hearing and at TRPA.

(c) Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph b, above.)

2. Chapter 18 - Special Use Findings:

(a) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The proposed public facility is an improvement to existing public services. Although the new water line is significantly larger than the existing line, the size is necessary to provide adequate water service for an existing service area due to well closures and system changes. There will be no increase in development potential with the new water lines.

(b) The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant’s property and that of surrounding property owners.

Temporary BMPs will be constructed to mitigate potential environmental impacts to water quality during the construction of the trenches. The site plan will also identify the location of a materials staging area(s). Additionally, the specific conditions require submittal of a construction schedule demonstrating that the project will be phased in order to minimize the amount of trenching that will occur at any one time.

(c) The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.
The proposed public facility is an improvement to existing public services and will not change the character of the neighborhood.

3. Chapter 64 Findings - Excavations

(a) A soil/hydrologic report prepared by a qualified professional, whose proposed content and methodology has been reviewed and approved in advance by TRPA, demonstrates that no interference or interception of groundwater will occur as a result of the excavation.

The applicant has prepared and submitted a soils/hydrologic report to TRPA. The report indicates that the excavation will intercept groundwater, however, TRPA staff has found that the groundwater interception is necessary for public safety and health (see response to paragraph (d), below).

(b) The excavation is designed such that no damage occurs to mature trees, except where tree removal is allowed pursuant to Subsection 65.2.E, including root systems, and hydrologic conditions of the soil. To ensure the protection of vegetation necessary for screening, a special vegetation protection report shall be prepared by a qualified professional identifying measures necessary to ensure damage will not occur as a result of the excavation.

No tree removal is permitted with this project approval. Additional clarification at to potential impacts to existing trees is a required permit condition.

(c) Excavated material is disposed of pursuant to Section 64.5 and the project area’s natural topography is maintained pursuant to Subparagraph 30.5.A(1); or if groundwater interception or interference will occur as demonstrated by a soils/hydrologic report prepared by a qualified professional, the excavation can be made as an exception pursuant to Subparagraph 64.7.A(2) and measures are included in the project to maintain groundwater flows to avoid adverse impacts to SEZ vegetation, if any would be affected, and to prevent groundwater or subsurface water flow from leaving the project area as surface flow.

As conditioned in the TRPA Soils/Hydrologic approval, all excavated material must be hauled away from the site to a legally acceptable location and no fills, or recontouring (other than backfill for the cut-retaining structures), shall be allowed. This is consistent with Subparagraph 30.5.A(1) of the TRPA Code.

Required Actions: Staff recommends that the Hearings Officer take the following actions:

I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.
II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA Permit.

**Attachment:** Exhibit 1, Site Plans
DRAFT PERMIT

PROJECT DESCRIPTION: Water Line Replacement Project  APN: 510-302-03

PERMITTEE(S): South Tahoe Public Utility District  FILE #: 20051258

COUNTY/LOCATION: South Lake Tahoe, California / Bayview Avenue

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on March 30, 2006, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on March 30, 2009, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit.

NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:
(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA’S ACKNOWLEDGEMENT OF THIS PERMIT;
(3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA’S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND,
(4) A TRPA PREGRAINING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

_______________________________                                        ____________________
TRPA Executive Director/Designee                        Date

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PERMITTEE’S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents’ and employees’ compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s)___________________________      Date______________________

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(PERMIT CONTINUED ON NEXT PAGE)

Hearings Officer / MS                                            Agenda Item No. V.D
March 30, 2006
Security Posted (1): Amount $_________ Posted ________ Type _____ Receipt No. ______

Security Administrative Fee (2): Amount $_________ Paid _____ Receipt No. ______

Notes:
(1) See Special Condition 3.C., below.
(2) $144 if a cash security is posted, or $74 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: ________________

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

_____________________________________             __________________________
TRPA Executive Director/Designee                               Date

SPECIAL CONDITIONS

1. This permit specifically authorizes the South Tahoe Public Utility District to construct a new 3,860 linear foot, 16-inch water transmission pipeline, located parallel to smaller, existing waterlines located within the right of way of Modesto Avenue and portions of Bellevue and San Francisco Avenues in the City of South Lake Tahoe. Existing pipes are to be taken out of service. No additional water service connections are permitted with this project.

   The new waterline pipe will be established at a minimum depth of 48 inches. The depth of excavations is anticipated to be approximately 6 feet below existing grade. All construction staging area and parking locations will occur on existing land coverage areas. No new land coverage is authorized for this project.

2. The Standard Conditions of Approval listed in Attachments Q shall apply to this project.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.

   A. The site plans shall be revised to include:

      (1) Identification of the equipment and machinery staging and materials storage locations. All construction staging shall be on paved surfaces.

      (2) A phasing plan indicating the sequence of trenching and grading. This shall correlate to the construction schedule required in condition 3.E below.
The locations, sizes and types of any tree that is six feet or less in proximity to the trenching and excavation shall be identified on the site plans. If there are any trees located within this proximity, an arborist shall be retained to supervise the grading and excavation operations in order to reduce impact to trees due to root damage or cutting.

The following notations:

- “All areas disturbed by construction shall be mulched with a 2 to 3 inch layer of pine needles or wood chips as a dust control measure. This mulch shall be maintained from completion of the initial grading through completion of the project.”
- “All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch may enhance vegetative establishment.” Please Note: Straw bales are no longer preferred for temporary erosion control and straw is no longer a recommended mulch material in the Lake Tahoe Basin. The use of straw has contributed to the spread of noxious weeds throughout the Basin. The use of alternatives to straw bales, such as pine needle bales, filter fabric, coir logs, and pine needle or wood mulches for erosion control purposes is required.
- All project related vehicles shall park on existing paved surfaces or existing compacted road shoulders.
- Tree removal is prohibited.

B. An excavation/disposal plan shall be submitted for TRPA approval, indicating the amount of material and the disposal location.

C. The security required under Standard Condition 1.2 of Attachment Q shall be determined upon the permittee’s submittal of required Best Management Practices plan and related cost estimate. The security shall be equal to 110 percent of this cost estimate. In no case shall the security be less than $5,000.00. Please see Attachment J, Security Procedures for appropriate methods to post a security and for calculation of the required Security Administrative fee.

D. A Dust Control Plan shall be required to minimize air quality impacts associated with overall grading activities, including stockpiling of earthen materials, transport and disposal of earthen materials. The Plan shall include methods for routine sweeping of roads, watering of roads and exposed dirt areas, and the covering of stockpiled and transported materials. The Plan shall also prescribe methods for minimizing construction related vehicle and equipment emissions during the construction phases of this project.

E. Due prior to pre-grade. The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said
schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area.

F. The permittee shall submit three (3) sets of final construction drawings and site plans to TRPA.

G. A Dewatering Plan will be prepared and submitted to TRPA prior to permit acknowledgement, to be implemented in the event that groundwater is intercepted. If groundwater is intercepted, the excavation will stop, TRPA will be contacted immediately, and the dewatering system will be implemented immediately. The Dewatering Plan will include the following:

1. Install dewatering system complete with pump equipment, valves, appurtenances, and water disposal piping.
2. Dispose of water removed during dewatering activities by either:
   - Hauling water off-site.
   - Filter the water through a dirt bag to remove sediment. The dirt bag shall discharge sediment free water onto an approved vegetated area. The dirt bag shall be adequately sized to remove sediment. All Best Management Practices shall be in accordance with the TRPA “Handbook of Best Management Practices”.
3. Remove dewatering system from site upon completion of dewatering.

H. An additional $1,020 in filing fees shall be submitted to TRPA for the Hearings Officer level review.

5. The permittee shall not excavate more than 7 feet below ground surface.

6. Blasting of rocks should be kept to an absolute minimum to avoid damage to surrounding rocks and vegetation.

7. The temporary construction signs shall comply with the requirements of Section 26.13 of TRPA Code.

8. All utility companies with existing underground utility lines in the project area shall be notified in advance with sufficient notice to locate existing utility lines, prior to grading for this project. The CALL USA phone number to locate existing utilities shall be identified on Sheets 9 through 21 of the site plans.

9. All work associated with this permit requiring the use of heavy equipment or vehicles shall take place within existing paved roadway, along existing compacted dirt shoulders, and at the identified locations on the project site plans.

10. Temporary erosion control structures must be maintained until disturbed areas are stabilized or sufficiently revegetated. Temporary erosion control structures shall be removed once the site has been stabilized or revegetated.

11. This approval is based on the permittee’s representation that all plans and information contained in the subject application are true and correct. Should any
information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

12. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

13. It is the permittees responsibility to receive authorization and obtain any necessary permits from any other responsible agencies, for the proposed project.

14. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season. All disturbed areas shall be stabilized with a 3-inch layer of mulch or covered with an erosion control blanket.

END OF PERMIT
Project Name: Park Lane Right-of-Way (ROW) Paved Roadway Extension

Application Type: Linear Public Facility – Major Plan Revision

Applicant: Ett Bertagnolli

Applicant’s Representative: K. B. Foster Civil Engineering, Inc.

Agency Planner: Jeanne McNamara, Senior Planner

Location: A portion of the Park Lane Right-of-Way, Placer County, California

Assessor’s Parcel Number / File Number: 090-212-39 / 20051523

Staff Recommendation: Staff recommends approval of the project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit.

Project Description: The applicant is proposing improvements to a portion of the Placer County Park Lane right-of-way (ROW) in order to facilitate construction of a new single family dwelling to be located at 361 Park Lane. Although the Park Lane ROW is a dedicated public easement, Placer County has not accepted the ROW for maintenance. The ROW currently contains a dirt roadway/path but the applicant is proposing to pave a portion of the ROW in order to meet the basic service requirement under Chapter 27 of the TRPA Code of Ordinances which requires that all new structures be served by a paved roadway.

TRPA staff previously approved paving the roadway under File #20040318, however that approval was for a 10-foot wide roadway and was considered a paving application and required minimal relocation of land coverage within the ROW. That project has been revised as the original approval did not meet North Tahoe Fire Protection District standards. The proposed project under this plan revision meets those fire standards. This revised roadway configuration is considered an expansion of a transportation route as it will require a large amount of land coverage to be relocated within the ROW and will result in a much wider road than what currently exists. TRPA has verified soft land coverage in the Park Lane ROW and that coverage will be relocated to build the new roadway. Because transportation routes are listed as a special use in the subject plan area and this is considered an expansion, Hearings Officer approval is required for this plan revision project.
A conditional permit for the new residence has been issued by TRPA (File No. 20020844) which included a condition that paved access to the property be provided as required by Chapter 27 of the TRPA Code. The proposed approximately 300 foot linear length of paved roadway will be 18-feet in width with 1-foot shoulders and will include a turnout and a turnaround in order to meet minimum fire safe standards. The applicant is also proposing to relocate an existing sewer line so that it will be entirely located within an existing sewer easement. A new fire hydrant and permanent Best Management Practices (BMPs) will also be installed for the new ROW improvements.

**Site Description:** The project area is a portion of the unimproved Park Lane public right-of-way which currently contains an unimproved dirt roadway and dirt path. TRPA has verified 9,558 square feet of compacted dirt land coverage exists within this portion of the Park Lane ROW. The verified land capability districts for the project area are Class 6 and 4. This portion of the Park Lane ROW is at the end of the existing paved portion of Park Lane. Park Lane extends north from the intersection with State Route 28 and intersects at two points with Bend Avenue. There are eleven trees within the ROW that are proposed to be removed as a part of this project.

**Issues:** The proposed project involves an expansion of a special use (transportation route) and therefore requires Hearings Officer review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issues are:

1. **Basic Service Requirement and Roadway Design:** Chapter 27 of the TRPA Code of Ordinances requires that all projects with vehicular access be served by a paved roadway. Park Lane is a public right-of-way easement held by Placer County that crosses this property and others within the subdivision. Placer County has no immediate plans to improve the roadway easement and will not accept new improvements for maintenance. At this time, the proposed roadway extension will serve one residence and has been designed to meet minimum fire safe standards. The proposed roadway will cross other properties that may access the road in the future. If other properties propose to use this portion of Park Lane in the future, additional improvements to Park Lane may be required in order to accommodate additional traffic. The paved portion of Park Lane that extends from State Route 28 to the project area is narrow in some portions and there have been concerns raised that it does not meet minimum fire safe standards. Additional extensions and improvements to Park Lane for access to buildable vacant parcels beyond this approval may require that improvements be made to the entire length of Park Lane.

2. **Project Area and Land Coverage:** The proposed project area includes a portion of the Park Lane right-of-way which has not been improved. As the project area is within the right-of-way, there is no base allowable coverage. The applicant will be relocating verified soft land coverage from within the right-of-way of Park Lane in order to construct this project. No land coverage will be transferred to this project area with this project. Future projects for the Park Lane right-of-way which require a transfer of land coverage could trigger additional environmental review and additional special use findings at that time.
3. **Project Applicant**: Placer County is the owner of the right-of-way easement however, the County has not accepted the ROW for maintenance and will not accept the maintenance of any future improvements. Although the County is not the fee owner of the ROW, they are the owner of the ROW easement and therefore have sufficient legal interest to authorize improvements within their ROW. Placer County has provided its consent to this ROW project through issuance of a grading permit (see Attachment 3 of this permit) to the applicant (Ett Bertagnolli) for the proposed improvements. Although the Placer County grading permit has expired it is TRPA staff’s understanding from correspondence with Placer County staff that this permit will be reissued by the County. Condition 3.G of the attached Draft Permit outlines that the permittee will be required to submit a valid Placer County grading permit authorizing the proposed ROW improvements prior to TRPA’s acknowledgement of this permit.

**Required Findings**: The following is a list of the required findings as set forth in Chapters 6, 18, 20, and 33 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. **Chapter 6 – Required Findings**:

   (a) **The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.**

      There is no evidence in the file and record showing that the proposed project will have an adverse effect on the Land Use, Transportation, Conservation, Recreation, Public Service and Facilities, or Implementation sub-elements of the Regional Plan.

   (b) **The project will not cause the environmental threshold carrying capacities to be exceeded.**

      TRPA staff has completed the “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Also, the applicant has completed and submitted an Initial Environmental Checklist (IEC). No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed checklist and IEC will be made available at the Hearings Officer hearing and at TRPA.

   (c) **Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.**

      (Refer to paragraph 1.b, above.)
2. **Chapter 18 – Special Use Findings:**

(a) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

(b) The project to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant’s property and that of surrounding property owners.

(c) The project, to which the use pertains, will not change the character of the neighborhood detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The proposed use will be a transportation route that will serve the proposed new single family residence to be located at 361 Park Lane as well as surrounding existing residential homes. Although this portion of the ROW is unimproved, Park Lane is a dedicated public right-of-way that was created and designed to serve the residential parcels created with the subdivision. This portion of Park Lane is within the urban boundary in a TRPA residential Plan Area Statement (PAS 031 – Brockway) which lists single family dwellings as an allowed use and transportation routes (the proposed use) as a special use. The current existing configuration of Park Lane in this area (after the second Bend Avenue intersection) does not meet fire safety standards even though there are a number of existing homes fronting this section of Park Lane and the paved portion of Park Lane dead-ends with no turnaround area. This project will provide a turnout and a turnaround for fire trucks in the case of an emergency which will be an improvement to fire safety for the neighborhood. The project will contain both temporary and permanent Best Management Practices (BMPs). These special use findings apply to this proposal only and additional changes to Park Lane will require additional special use findings be made.

3. **Chapter 20 – Land Coverage Findings:**

(a) The land coverage relocation is to an equal or superior portion of the parcel or project area.

The area where the land coverage is being relocated to is an area that currently contains a dirt roadway and much of the area has been disturbed. There is evidence that the area has been modified in the past as the natural slope of the area has been modified. Although there are trees that will be removed with this project, the project has been designed to meet minimum fire safe standards and there is no other alternative design that would save these trees and still meet minimum fire standards.
(b) The area from which the land coverage was removed for relocation is restored in accordance with Subsection 20.4.C.

The applicant will be required to submit a restoration plan for the area of soft land coverage that will be removed and relocated as a part of this project.

(c) The relocation is not to Land Capability Districts 1a, 1b, 1c, 2 or 3 from any higher numbered land capability district.

As the verified land capability districts in the project area are Class 6 and 4, this finding is not applicable to the proposed project.

4. Chapter 33 – Allocation of Development:

(a) There is a need for the project.

The proposed paved roadway is needed in order to provide paved vehicular access to an approved residential project. Alternative access to the proposed residence is not available and the proposed design meets the minimum fire safe standards for the area.

(b) The project complies with the Goals and Policies, applicable plan area statements, and Code.

There is no evidence in the project file and record showing that the proposed project as conditioned in the Draft Permit will have an adverse impact on the Land Use, Transportation, Conservation, Recreation, Public Service and Facilities, or Implementation sub-elements of the Regional Plan.

(c) The project is consistent with the TRPA Environmental Improvement Program.

There are no Environmental Improvement Program (EIP) projects slated for the project area and the proposed project will not compromise the goals of the EIP.

(d) The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project’s service capacity.

The basis for this finding is provided on the checklist entitled “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer hearing and at TRPA.
(e) If the proposed project is to be located within the boundaries of the community plan area, then, to the extent possible consistent with public health and safety, the project is compatible with the applicable community plan.

The proposed project will not be located within a community plan area.

(f) Where a public service project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process.

The proposed project will not be located within a community plan area.

Required Actions: Agency staff recommends that the Hearings Officer approve the project by making the following motions and findings based on this staff summary and the evidence contained in the record:

I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.

II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA permit.

Attachments:

1. Draft Permit
2. Project Plans
3. Copy of Placer County Grading Permit
4. Copy of Letter from the North Tahoe Fire Protection District
PROJECT DESCRIPTION: Park Lane Right-of-Way Improvements, Plan Revision

PERMITTEE(S): Ett Bertagnolli

COUNTY/LOCATION: Placer / A portion of the Park Lane right-of-way

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on March 30, 2006, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on July 21, 2007 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;

(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;

(3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND

(4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents’ and employees’ compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) ________________________________ Date ________________

/jmc

PERMIT CONTINUED ON NEXT PAGE
D-R-A-F-T

APN: 090-212-39
FILE NO. 20051523

Security Posted (1): Amount $ _______  Posted _________  Type _____  Receipt No. ______
Security Administrative Fee (2): Amount $ ________  Paid _____  Receipt No. ______

Notes:
(1) Amount to be determined. See Special Condition 3.D, below.
(2) $144 if a cash security is posted, or $74 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: __________

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

TRPA Executive Director/Designee ___________________________  Date ___________________________

SPECIAL CONDITIONS

1. This permit is a plan revision and specifically authorizes paving and right-of-way improvements for a portion of the Park Lane right-of-way (ROW) fronting APNs 090-212-37, -38, -39, -33, -26, & -30. The roadway is being proposed by the owner of a parcel (APN 090-212-39, TRPA File #20040318), located at 361 Park Lane, to serve a proposed single family dwelling. The paved portion of the road will be 18 feet wide with one foot shoulders and is based on project plans in the project file received by TRPA on December 15, 2005. Only coverage within the Park Lane ROW is to be relocated for this roadway project; existing land coverage on individual parcels cannot be relocated to the ROW and this permit does not authorize any transfer of land coverage. This plan revision permit shall supersede and replace the previous approval for this work in the right-of-way (TRPA File #20040318).

2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.

A. The site plan shall be revised to include:
(1) The permittee shall submit calculations demonstrating that the proposed infiltration trenches are sized accordingly for the slope and soil type of the property and will capture and infiltrate a 20 year/1 hour storm event.

(2) A note indicating: “All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch may enhance vegetative establishment.”

(3) Identification of construction equipment staging, material storage areas, and employee parking areas. These areas shall be restricted to paved surfaces and previously disturbed areas.

(4) A detail of the proposed parking barriers shall be shown on the project plans. These parking barriers shall be placed along the northern end of the new pavement to prevent off-road parking and to ensure successful revegetation of soft coverage that will be relocated within the ROW.

(5) Snow storage areas, within the ROW, shall be identified on the project plans. These snow storage areas shall be located in areas away from existing trees within the right-of-way that are not proposed to be removed.

(6) All infiltration devices proposed for the paved roadway shall be relocated to be within the public right-of-way and shall not be located on adjacent private property. These infiltration devices shall be located so that they will not interfere with access from Park Lane to existing homes within the project area.

(7) Location of all recorded or proposed easements (for utilities, etc.) inherent to the property or resulting from this project. All utilities shall be placed underground.

B. The permittee shall provide a grading plan which includes the following:

(1) Existing and finished contour lines.

(2) The depth of cut and fill, and the total amount (cubic yards) of excavated materials. If any excess fill remains, it shall be transported to a TRPA approved disposal location which shall be identified on the grading plan. All grading shall be in conformance with Chapter 64 of the TRPA Code Ordinances and be the minimum amount of disturbance necessary and the natural contours shall be retained to the greatest extent feasible. Please note that any excavation greater than five feet in depth shall require a TRPA Soils/Hydrologic approval.
(3) Restoration details for the land coverage fronting APN 090-212-38 and fill slope removal for the parking area on APN 090-212-38. Authorization from the property owner of this APN shall also be provided authorizing the work on this property.

(4) Detailed revegetation plans for all constructed (cut or fill) slopes that are not stabilized with rip rap or a stacked rock wall.

C. The permittee shall submit a detailed revegetation/restoration plan outlining how all areas of soft coverage to be removed will be revegetated and protected from further soil disturbance.

D. The security required under Standard Condition I.2 of Attachment Q shall be determined upon the permittee’s submittal of required Best Management Practices plan and related cost estimate. The cost estimate shall also include the cost of revegetation of areas of soft coverage within the ROW that will be removed and relocated with this project. Please see Attachment J, Security Procedures for appropriate methods to post a security and for calculation of the required Security Administrative Fee. The security shall be equal to 110 percent of this cost estimate and shall not be less than $5,000.

E. The permittee shall submit authorization from the North Tahoe Public Utility District for the new water line connection to the proposed fire hydrant and for the sewer line relocation. Authorization from the property owners of parcels from which the sewer line will be removed shall also be provided. Please note that any excavation in excess of 5 feet below ground surface for the sewer line and water line work will require a TRPA Soils/Hydrologic approval.

F. The permittee shall submit a maintenance schedule, with provisions of needed maintenance for the new roadway to TRPA prior to permit acknowledgement. Said schedule shall include regular maintenance inspections and maintenance of the proposed BMPs and maintenance reports submitted annually to TRPA.

G. A copy of the current valid grading permit from Placer County shall be submitted prior to acknowledgement of this permit.

H. The permittee shall submit three sets of final construction drawings and site plans to TRPA.

4. The permittee shall not excavate 5 feet or more below natural grade. Any excavation beyond 5 feet will require a TRPA Soils/Hydrologic approval.

5. The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area.
6. An onsite inspection by TRPA staff is required prior to any construction or grading activity. TRPA staff shall determine if the onsite improvements required by Attachment Q (Standard Conditions of Approval) have been properly installed. No grading or construction shall commence until TRPA pre-grade conditions of approval are met.

7. This approval is based on the permittee’s representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

8. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

9. The permittee is responsible for insuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.

10. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season. All disturbed areas shall be stabilized with a 3-inch layer of mulch or covered with an erosion control blanket.

11. All waste resulting from the saw-cutting of pavement shall be removed using a vacuum (or other TRPA approved method) during the cutting process or immediately thereafter. Discharge of waste material to surface drainage features is prohibited and constitutes a violation of this permit.

END OF PERMIT
COUNTY OF PLACER  
GRADING PERMIT 

APN: 090-212-039-000

PERMIT #: DGP - 3571

Project Location (Site Address): NO ADDRESS ON FILE

Application Date: 06/16/2005

Staff Assigned: MBARTHOLOM

Date Issued: 07/22/2005

Subdivision: LOTS 8 & 9 SUNSET PINES SUBD MOR D-68

Date Expires: 10/15/2005

Lot Number:

Date Issued: MBARTHOLOM

Project Description: Construct road in non-maintained right-of-way.

OWNER INFORMATION:

Name: BERTAGNOLLI E & GERALDINE F

Address: P O BOX 3

CLAYTON CA 94517

City: CLAYTON

State: CA

ZIP: 94517

Phone: 513.5222

APPLICANT INFORMATION:

Name: BERTAGNOLLI E & GERALDINE F

Address: P O BOX 3

CLAYTON CA 94517

City: CLAYTON

State: CA

ZIP: 94517

Phone:

PERMIT FEES:

Fee Code Desc  Total amount due on permit  Total Fees Paid to date  Total remaining Due  Date Paid  Receipt

FEE  891  01/19/2005  OPEN
PVAA  3779  OPEN
TCON  114183  11/18/2004  OPEN

RELATED/OTHER PERMITS:

PLN  Grading permit for roadway only per Steve Budnaw and Allen Brouch. No grading work for SFD permitted... VAA3779 still pending.

18.36.050 class 3 (D)

DPW  See attached plans by KB Postel.

Property installed erosion control required at all times during construction.

PLACER COUNTY REQUIREMENTS

GRADING PERMIT:

Declarations:

"The Permitee, for him or herself, his or her contractors, and employees, agrees to save, indemnify and hold harmless the County of Placer or its representative from all liabilities and claims for damages by reason of injury or death to any person or persons, or damage to property from any cause whatsoever while in, upon or in any way connected with the work covered by this Grading Permit, and does further agree to defend the County in any claim arising out of or as a result of the work done under this permit."

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all County Ordinances and State laws, and the regulations of the State Department of Industrial Relations and Industrial Accident Commission relating to the character of work, equipment and labor personnel involved in the project.

This permit is not valid until the party to whom the permit is issued shall, whenever required by law, secure the written consent to work from any other public agency having jurisdiction.
COUNTY OF PLACER
GRADING PERMIT

APN: 090-212-039-000

PERMIT#: DGP - 3571

Applicant Signature: CF Bertolucci
Date: 7/22/05

Approved: Matt Bartleby
Date: 7-22-05

Placer County
Minimum Fire Safe Standards

Ms. Jeanne McNamara  
Tahoe Regional Planning Agency  
128 Market Street  
Stateline, NV 89449  

Ms. McNamara,  

The North Tahoe Fire Protection District remains neutral on land development. However, when projects are submitted for approval, the Fire District has an obligation to see that all current Fire and Life Safety Codes, Ordinances and Industrial Standards are met.

I have reviewed the Grading Plan by Foster Civil Engineering dated November 22, 2005, for the above referenced project. Negotiations with the developer have resulted in the proposed road with a turnout and turnaround that meet the minimum fire safe standards required for approval of the proposed single family dwelling.

For communication pertaining to the fire requirements for this project, contact Steven D. Hook, Fire Prevention Technician at (530) 583-6930.

DUANE WHITELAW  
Fire Chief

Steven D. Hook  
Fire Prevention Technician

Cc. Bob Eicholtz, CDF Auburn  
Allen Breuch, Placer County Planning Department  
Matt Bartholomew, Placer County Department of Public Works  
E. Bertagnolli, owner Sunset Pines Subdivision  
Julie Basile, K.B. Foster Civil Engineering  
File