One of Four Documents necessary to file a complete TRPA Project Application.

Included in this document is the Master Checklist and Design Criteria Guidelines cross referenced from the individual application packets. The first section includes the Master Checklist. The second section contains TRPA Design Criteria and Guidelines. You may also want to review applicable subsections of the TRPA Code of Ordinances for additional information that may not be included in this document.

Other Documents that should be referenced:

- Project Review Application Form
- Project Information Packet and Checklist
- Master Findings Document

These documents may be found on TRPA’s Website: www.trpa.org
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The following numbered items correspond with the numbered items on all TRPA application checklists. This document offers additional information beyond that mentioned in the individual checklists.

1. **Fire Protection District Pre-Application Approval.** Applicants for new or modified development projects, and for baseline scenic assessments, must have project plans **pre-approved** by their local fire protection district or department prior to TRPA application submittal. This requirement does not apply to some areas as indicated on the fire district maps available at TRPA offices and on www.trpa.org. Applicants must contact the reviewing fire agency for their individual requirements regarding plan submittal. Final plans (plans that have been reviewed and approved by TRPA or our partner agencies) are also subject to **final approval** from local fire protection districts. Check with your local fire protection agency for their requirements.

2. **TRPA application form with authorization and checklist** (with original signatures). The application and checklist appropriate for your project can be found at the TRPA office or local jurisdiction reviewing your project. It is possible to have an application mailed to you by calling TRPA at (775) 588-4547 or the local jurisdiction. Most of the application packets are available online at www.trpa.org. The application form must be filled out completely, and include the original owner’s signature (faxed or photocopied signatures will not be accepted).

   *See TRPA Rules of Procedure Article 5.2.*

3. **Application fee.** When submitting a project application, a fee will be required. TRPA is constantly streamlining its application procedures and reviewing its fee amounts in order to better serve the public and to minimize the impact of development in the Lake Tahoe Basin. The fee amounts vary depending on the type of project and level of review. For current application fee amounts and surcharges, please refer to the filing fee schedule available at TRPA offices or online at www.trpa.org. The fees are listed in many different categories, depending on your type of project. There are also three different levels for fee amounts depending on the level of review required. These fall into three categories:

   - Staff Review
   - Hearing Officer Review
   - Governing Board Review

   TRPA staff can assist with the fee amounts. If you are submitting an application to the local jurisdiction, call them for fee information because fees may vary between local jurisdictions.

   *See TRPA Application Filing Fee Schedule.*

4. **Proof of Land Capability / Backshore Boundary Verification or IPES.** Before submitting a project application, it is necessary that a site assessment or land capability verification be completed for the property **prior** to submittal. The report prepared as part of the site assessment is your proof of land capability/backshore boundary verification. You may also request copies of approved plans from TRPA of projects approved in 1987 or later for proof. To determine which will be necessary for your property, please look at the following. If the project area (any part of the property) is visible from a scenic corridor, scenic recreation area or bikeway segment, or is in Douglas County, a land capability verification must be done by TRPA. This requires that the land capability verification application be filled out and turned in with its required submittal materials to the Tahoe Regional Planning Agency for processing. If your property cannot be seen from any of the areas listed above, a site assessment application must be turned in to the local jurisdiction.
office in which the property is located. If you are constructing a new single family residence you must have an IPES score for the subject parcel. 

*See TRPA Code of Ordinances Section 30.3.3.*

5. Completed TRPA Scenic Impact Assessment Form. If this project is not visible from any of the areas listed above, submit only the completed Scenic Impact Assessment Form indicating that the property is not visible. If the project is visible from the TRPA scenic corridors, recreation areas and bikeways, include the following items with your application packet: 

*See TRPA Code of Ordinances Section 66.1, 66.2, and 66.3.*

a. **Photographs** from scenic corridor, recreation area or bikeway segment of project area, clearly showing development within the project area. These photographs make it easier for TRPA staff to evaluate the proposed project, so clear photographs save review time.

b. **Color and material samples** for the proposed structures,. Please submit small samples (they need to fit in an 8.5” x 17” file). The color name is not acceptable, the actual paint or stain must be applied to the material sample. You may be able to get these samples from the supplier of the material, the project contractor or the project architect; **OR**, for Baseline Scenic Assessments, to provide color and material samples of existing structures, you may submit close-up photographs of outer walls with the appropriate page from a Munsell® Color Chart, which shows the closest sample of existing color, against the wall. Photographs must accurately represent color of material when viewed in direct light. This will help TRPA review your project with no or fewer site visits.

c. **Preliminary landscape plan** (can be included on the submitted site plan). This should include the number and type of plants that are proposed, or seed mixture that is to be applied. Keep in mind that native plants are preferable to non-native species and that a list of native plants is available in the Home Landscaping Guide for Lake Tahoe and Vicinity.

d. **Dimensions of structure(s).** Scale drawings showing the exact dimensions of all walls, roofs, planes and structural façades visible from scenic areas or points. **OR**, to assist in the review of your project, you may submit an electronic version or electronic CAD file of the dimensions on a compact disc so that project review staff can verify the scale of drawings.

e. **Written discussion of proposed scenic mitigation measures.** When designing a project that will be visible from a scenic corridor or resource, appropriate design elements can greatly reduce scenic impacts. TRPA recommends incorporating the following items into the project design. Examples include:

- Preserving as much existing vegetation and topography as possible and incorporate the structure into the existing setting to reduce grading and vegetation removal.
- Incorporate landscaping including vegetative screening using clustered tree and shrub planting to balance man-made features with the natural environment. Landscape plans for scenic mitigation must also be approved by the local fire protection district or department. Native vegetation should be used as much as possible. A list of recommended species is available from TRPA.
- Increase the setback for buildings from the roadway or shoreline.
• Increase the “shadow area” of facades to reduce window reflection and help the structure recede into the backdrop by incorporating covered porches, extending roof overhangs and gable cross bracing.
• Reduce the amount of visible glass, break up large spans of windows, use smaller windows, and use wood deck railings.
• Remove or reduce structures near the lake.
• Remove fencing that blocks views of the lake.
• Increase the articulation of visible facades to create variety and interest. This can be accomplished by incorporating cross gables, dormers and by varying the building setbacks.
• Select color and materials compatible with the surrounding natural environment. Earthtone colors are considered to be darker shades of reddish-brown, brown, ochre, umber and green.
• Use non-reflective materials for roofs and vents.
• Review narratives of scenic corridors and resources to identify scenic quality improvements for a specific area.
• Reduce clutter, overhead wires, unnecessary lighting, poles, signs, satellite dishes, etc.
• Reduce the size/height of the proposed structure, screen parking and storage areas.

The written discussion that is submitted as scenic mitigation measures, should include how this project will incorporate these suggestions into the project design.

f. For Shoreland and Shorezone Projects, TRPA-verified contrast rating score resulting from the Baseline Scenic Assessment. See the Baseline Scenic Assessment Application for more information.

TRPA staff will determine the necessity for additional scenic analysis from the review of the submitted items and based on the staff field visit to the site. See TRPA Code of Ordinances Section 66.1.

Scenic Corridors include the following: Lake Tahoe, State Route 89, 431, 28, 207 or 267, Pioneer Trail and U.S. Highway 50.

Scenic Recreation Areas include the following: Nevada Beach, Sand Harbor, Incline Beach, Agatam Beach, Lake Forest Beach, Tahoe City Commons Beach, Kaspian Recreation Area, Sugar Pine Point State Park, Vikingsholm, Emerald Bay Picnic Area, Fallen Leaf Lake Campground, Kiva Picnic Area/Tallac Historic Site, El Dorado Beach and Campground, Zephyr Cove, Hidden Beach, Burnt Cedar Beach, Patton Beach, Lake Forest Campground/Boat Ramp, William Kent Beach & Campground, Ski Homewood/Tahoe Ski Bowl, Meeks Bay Campground, Eagle Falls Picnic Area, Baldwin Beach, Camp Richardson, Heavenly Valley Ski Resort, Cave Rock, Diamond Peak, Kings Beach State Park, Moondunes Beach, Tahoe State Recreation Area, Granlibakken Ski Resort, Meeks Bay Resort, D.L. Bliss State Park, Eagle Point Campground, Taylor Creek, Pope Beach and Reagan Beach.

Bikeway Segments include the following: Tahoe City to River Ranch, Sunnyside to Timberland, City of South Lake Tahoe (CSLT) Recreation Area, Tahoe Valley to South Lake Tahoe City Limits, Tahoe City to Dollar Point, Timberland to Tahoe Pines, Tahoe Boulevard (all of it), City of SLT to Tallac Creek, Tahoe Tavern, Tahoe Pines to Tahoma, Tahoe Valley Route.
6. **Number of Site Plans to be submitted with application.** Typically TRPA only needs one set of plans to begin the initial review of a project. However, certain applications require more than one plan. Please look carefully at your individual checklist for the number of copies that will be required.

7. **Site plan**, minimum size of 18” x 24”, on blackline or blue print paper. The site plan must be professionally prepared, preferably with AutoCad or other similar computer drafting program.

Site plan must include:

a. All property lines and building setbacks. A boundary survey is not required to determine the property lines. Property corners found and the legal description can help determine where the property lines are. Easements are shown on APN maps, subdivision maps and parcel maps. Check the applicable Plan Area Statement, Community Plan or local jurisdiction’s zoning regulations for appropriate setbacks.

b. Map scale and north arrow.

c. Assessor’s parcel number (APN) and property address.

d. Property owner(s) name(s). Use names as shown on the Assessor’s records.

e. Parcel area in square feet. (Existing and Proposed parcel areas for Lot Line Adjustments). The area within the property lines.

f. Location and details of temporary and permanent Best Management Practices (BMP’s). Best Management Practices are structural and nonstructural practices that have proven effective in erosion control, soil disturbance and management of surface runoff in the Lake Tahoe Region. Examples include re-vegetating disturbed areas, dripline infiltration trenches, paving parking areas, drainage improvements, turbidity curtains, and etc. See **TRPA Code of Ordinances Section 60.4**.

g. Finish topographic contour lines at 2-foot intervals after the proposed project is constructed.

h. Vicinity map. This should show the project area relative to major roads or intersections, so that a TRPA staff member could use this map to find the site.

i. Topographic contour lines at 2-foot intervals prior to project construction.

j. Verified backshore and Stream Environment Zone (SEZ) boundaries and setback(s) (if applicable). This information should match the marked up plan used by TRPA or the local jurisdiction when field verifying the site. See **TRPA Code of Ordinances Section 30.3**.

k. High and low water lines of any lake, river or creek adjacent to the property (if applicable). The high water line is elevation 6,229 and the low water line is elevation 6,223 Lake Tahoe datum.

l. Land Capability Districts (if applicable). This information should match the marked up plan used by TRPA or the local jurisdiction when field verifying the site.
See TRPA Code of Ordinances Section 30.3.

m. All vegetation and rock outcroppings. Before surveying the property, please check with your local fire protection agency for their requirements regarding vegetation to be shown on site plans. For TRPA review, be sure to indicate the diameter and species of all trees 6” dbh (diameter at breast height) and greater, and indicate all trees to be removed. Although for defensible space trees 14” dbh and smaller can be removed without a TRPA permit, you must show trees 6” dbh and greater for fire agency review. All vegetation proposed for scenic screening must be shown on your plans regardless of size.

n. Location and dimensions of existing and proposed coverage. Coverage includes all impervious surfaces on the property.

o. Driveway and driveway slope. Show the limits of proposed and existing driveways with the percentage slope defined with an arrow showing downhill direction.

p. Edge of pavement at street.

q. Location of all easements (if applicable). Easements are often discussed in the legal description of a grant deed, discussed in the title report for the property, shown on the assessor’s parcel maps, or shown on recorded subdivision maps. For easements involving land coverage (i.e., driveway or access easements), provide the earliest recorded grant deed or recorded map describing the easement on the subject property.

r. Land Capability or IPES Information:

i. Allowable land coverage by land capability district or IPES. The allowable land coverage information is determined by the site assessment or the existing coverage verification. You may also check the TRPA file for project plans approved by TRPA in 1987 or later for allowable land coverage information. See TRPA Code of Ordinances Section 30.4 or Section 53.3.4 as applicable.

ii. Existing land coverage calculations by land capability district (for Bailey lot) including a breakdown by type of coverage (i.e., buildings, decks, walks, etc.). Include overhang coverage reductions at 3:1. Overhang Allowance: For every three feet off of the ground surface, one foot of the horizontal overhang dimension can be excluded from land coverage calculations. The remainder of the overhang must be counted. See TRPA Code of Ordinances Section 30.4. This information must match the site assessment report if completed, existing coverage verification or the latest approved plans for the property in the TRPA file 1987 or later.

iii. Proposed land coverage calculations by land capability district (for Bailey lot) including a breakdown by type of coverage (i.e., buildings, decks, walks, etc.).

iv. Identification of added and/or removed land coverage.

v. For lot line adjustments items i – iv must be shown for both existing and proposed lot configurations.
s. Parking space calculations. Determine the required amount of parking spaces based on land use type for the proposed project. These calculations can be found in the applicable Community Plan Guidelines for the site, the Plan Area Statement or local jurisdiction zoning requirements. For land uses not listed in the guidelines a Parking Study may be required. Show the existing, required and proposed number of parking spaces.

t. Signage.  
See TRPA Code of Ordinances Chapter 38.

i. Location of freestanding signs only.

ii. Signage on building.

iii. Show all existing and proposed signage with dimensions.

u. Slope calculation across the building site. Use the center of the driveway at the edge of the street pavement as the elevation datum.

v. Delineation of construction site boundary.

w. Location and area of excavation, maximum depth (in feet), and amount of material to be excavated in cubic yards.

x. Building setbacks. Check applicable Plan Area Statements, Community Plans, subdivision maps and local zoning requirements for the required building setbacks for the site.

y. Existing and proposed commercial floor area. Square footage of commercial floor area shall be calculated by reference to the gross square footage of floor area within the outer wall of a commercial building, not including stairwells and airshafts. The square footage of other facilities relating to such building, including but not limited to, decks, which are designated for commercial use under a permit, shall be considered commercial floor area. See TRPA Code of Ordinances Section 50.5.

z. Existing and proposed tourist accommodation units. One bedroom, or a group of two or more rooms with a bedroom, with or without cooking facilities, primarily designed to be rented by the day or week and occupied on a temporary basis. See TRPA Code of Ordinances Section 50.6.

aa. For shorezone, mooring buoy and maintenance dredging applications include:  
See TRPA Code of Ordinances Chapter 84.

i. Topographic contour lines at 1’ intervals.

ii. High and low water line contours.

iii. Elevation contours 6,215 and 6,219.

iv. Show all existing shoreland structures within the project area parcels.

v. The TRPA Pierhead Line and Buoy Line for single use buoys (when adopted). These lines are established on the adopted shorezone maps of TRPA.
vi. A line 350 horizontal feet from high water line of the project area. If applying to place a buoy more than 350 feet from high water line, also show a line 600 horizontal feet from high water line of the project area.

vii. Geologic features of lake bottom conditions below 6,229.1 Lake Tahoe Datum (e.g., boulders, cobbles, gravels, sand, etc.) out to the proposed lakeward distance of the buoy(s).

viii. Provide a project area table for total linear lake frontage for each project area parcel. Linear lake frontage shall be measured as the length of the high water line elevation contour (6,229.1 Lake Tahoe Datum) within the property lines of each parcel, and shall be surveyed by a licensed land surveyor.

ix. Depiction of property lines projected perpendicular to the tangent of the shoreline from high water line, and conformance with all applicable buoy location standards (Section 84.6).

x. Stream mouth protection zones and source water protection zones within the project area parcels and within 100 feet of project area parcel boundaries.

xi. All shoreland and shorezone easements.

xii. Location of buoy(s) including Latitude and Longitude coordinates for existing and proposed buoy anchors.

xiii. All existing shorezone structures within and adjacent to the project area parcels (i.e., buoys, piers, breakwaters, swimming platforms, water intake lines, fences, etc.). Include location, dimensions of, and distance to adjacent shorezone structures. Identify all existing moorings for the project area parcels (boat lifts, boat houses, swimming platforms).

xiv. Proposed shorezone access.

xv. Location, description, and detail of temporary storage area for dredged materials showing containment berms and access for trucks for transportation out of the Basin.

xvi. Location and detail of proposed turbidity barriers.

bb. Driveway paving projects need to include the following:
   See TRPA Code of Ordinances Chapter 34.
   i. Dimensions of driveway/parking areas to be paved.
   ii. Driveway in relation to residence/garage or other existing development.
   iii. Evidence that the existing driveway/parking area was legally established (proof of the age of the residence, prior approvals, etc.). Evidence can be shown with prior TRPA approved plans for the site, Building Department records, assessor's records, etc.
iv. Types of infiltration devices.

cc. Underground tank removal requirements.
   See TRPA Code of Ordinances Chapter 33.

   i. Location and size of existing tank(s).
   ii. Location and size of proposed underground tank(s), if applicable.

dd. Dimensions including the distance from the front property line to the edge of street pavement.

ee. Parcel density. Indicate the allowed density as shown in the applicable Plan Area Statement or Community Plan and the proposed density. This should be specified in units per acre.

ff. Existing property lines, setbacks and easements for Lot Line Adjustments and Right-of-Way Abandonments. Use property lines prior to lot line adjustment or abandonment.

gg. Proposed property lines, setbacks and easements for Lot Line Adjustments and Right-of-Way Abandonments. Show proposed new boundary lines after lot line adjustment or abandonment.

hh. Proposed building site. Indicate the building site to be verified for IPES.

ii. Show location of new access, utilities or parcel configuration.

jj. Existing and proposed improvements including building footprints with finish floor and excavation elevations.

kk. For Baseline Scenic Assessment in the shoreland or shorezone, site plans must include the following:

   i. Existing landscaping (trees, shrubs, berms, etc.) that screens buildings and structures from Lake Tahoe including species, diameter at breast height (dbh) and aerial extent, spacing and height.
   ii. Dimensions of yards and open space between buildings and structures.
   iii. Location and bearing of the vantage point of each photograph submitted for checklist item 52.c, including photographs taken 300’ or ¼ mile off shore.

ll. All major utilities (sewer, water, gas, telephone, and electricity) must be clearly marked.

8. Preliminary Building Elevations showing:

   a. Finish floor elevations with respect to contour elevations on the site plan. Proposed excavation depth (including excavation needed to construct foundation): ______ feet. (For excavations greater than 5 feet, a soils/hydrologic report is required.)
See TRPA Code of Ordinances Chapter 33.3.6.

b. Elevation of the highest roof ridge and lowest elevation of foundation wall at natural grade. The natural ground elevation is the elevation of the existing ground surface prior to any disturbance of the site resulting from construction of the proposed improvements. Check TRPA Code of Ordinances Chapter 37 for how to calculate height.

c. Roof pitch of each roof plan. (If more than one roof pitch is proposed, provide a roof plan.)

d. Allowed and proposed height calculations. See Chapter 37 of the TRPA Code of Ordinances for allowed height.

e. Drawing scale and view aspect.

f. For commercial buildings also include existing and proposed building signs. See TRPA Code of Ordinances Chapter 38.

9. **Preliminary Floor Plans** showing:

a. Scaled dimensions.

b. TRPA-approved wood stove, fireplace, space, and water heaters (if applicable). All natural gas, oil or propane fired water heaters and space heaters, and all wood heaters, installed within the Region in new facilities, or when replaced in existing facilities, shall meet the standards set forth in TRPA Code of Ordinances Chapter 65.

c. All exterior entrances and exits.

d. For commercial floor plans show existing and proposed commercial floor area. See TRPA Code of Ordinances Section 50.5.

e. Existing and proposed unit configurations. Label all rooms related to their usage (i.e. bedroom, kitchen, living room, etc.)

f. Existing and proposed sinks, refrigerators and cooking facilities.

10. **Photographs**: enough photographs should be provided to give TRPA a clear understanding of what the project area looks like without a site visit. Clearly show all existing development and unusual natural features within the project area. Include a narrative describing what the photograph is to demonstrate on the back of the photo or below it. Photos should be in color and no less than 3” x 5”. Photographs are required for the following projects:

a. Projects visible from the scenic corridor, recreation area or bikeway as required by checklist item 4.

b. Underground tank removal; photos should include the areas impacted by excavation and tank removal.

c. Fish Habitat Verification Applications must include at least 2 photographs of the existing shoreline.
d. Sign applications must include photographs of all the existing signs on the property. Lot line adjustments or right-of-way abandonments must also include sign photographs if non-residential.

e. Residential driveway/parking area paving application photographs must clearly delineate areas to be paved.

f. Banking/verification and transfer applications must include photographs of existing development.

g. Projects visible from Lake Tahoe. Color photographs of existing shorezone structures and immediate area upshore and downshore. Photos should be from 300' lakeward of the high water line.


12. **For projects requiring Hearings Officer or Governing Board Review** include the items listed below. You may determine if your project will require Hearings Officer or Governing Board Review by checking the TRPA Code of Ordinances Section 2.2.2.

   a. A list of names, addresses, and Assessor’s Parcel Numbers of property owners within 300 feet of project area, envelopes addressed to those property owners (with no return addresses), and postage (stamped, not metered).

   b. 8-1/2” x 11” reductions of site plan and building elevations.

13. **Preliminary shorezone elevations** (existing and proposed) showing:

   a. High water line and lake bottom elevation at the end of the structure.

   b. Adequately delineated lake bottom elevation relative to the proposed/existing structure.

   c. Proposed grading, filling, or dredging.

   d. Pier deck elevation (for boatlift addition applications, include the height of the boatlift as measured from the pier deck).

   e. Provide an illustration of the anchoring device demonstrating conformance with TRPA BMP design requirements in Chapter 84 of the TRPA Code of Ordinances, with dimensions of the anchoring device, and provide specifications as set forth in the California Waterway Marking System or as otherwise recommended by the U.S. Army Corps of Engineers or U.S. Coast Guard.

14. **Preliminary shorezone cross-section showing**:

   a. Pier deck elevation, high and low water elevations, elevation 6,219, TRPA Pierhead Line and Buoy Line (when adopted).
b. Illustration of full pier dimensions from lateral and frontal views.

c. Existing and proposed lake bottom elevations and topography. Elevations should include geologic features (e.g., boulders, cobbles, etc.).

d. For mooring applications, show cross section detail of anchor systems into the substrate. A description of anchor systems going into the substrate, is available in Chapter 84.

15. **Sign elevations showing:**

a. Height of sign(s) or sign structure above the nearest roadway curb elevation.

b. Dimensions of sign structure(s).

c. Dimensions of sign(s).

d. Lighting Scheme.

e. Sign copy and color scheme; only pantone color (or equivalent) for internally illuminated signs.

16. **Initial Environmental Checklist.** Please attach additional sheets to respond to any “yes” or “no, with mitigation” answers. The IEC form is available at TRPA or online. See TRPA Code of Ordinances Section 3.3.

17. **Change in Operation Form.** This form and instructions can be found in the recreation or commercial application packets on the web site www.trpa.org or by calling 775.588.4547. See TRPA Code of Ordinances Section 65.2.3.

18. **Sign value.** Value of all existing and proposed signs. Sign value is determined by a sales receipt for the sign, a cost estimate provided by a qualified professional, or the replacement cost as determined in the current edition of the Signwriters Pricing Guide, whichever is greater.


20. A **supplementary report** indicating:

a. Reason for the project.

b. Location of the proposed disposal site (if applicable).

c. Names, addresses, and phone numbers of the persons who will dispose of the material.

21. **Construction cost estimate** prepared by a qualified professional. This should be signed with an original signature by the person preparing the estimate. See TRPA Code of Ordinances Section 30.6.

22. **Notice of appeal written statement:** See TRPA Rules and Procedure Article 11.

a. TRPA file number.
b. Action which is the subject of appeal.

c. The bases and argument for the appeal.

d. Documentary evidence supporting the appeal.

23. **Tree Removal Written Statement:**

   See TRPA Code of Ordinances Chapter 61.

   a. The number of trees requested for removal.
   
   b. The reason for removal (diseased, dead, crowded, safety hazard).
   
   c. Property access information (i.e. gated, dogs).
   
   d. Detailed description of trees requested for removal. Examples include, "cedar tree in front deck with ribbon tied around it" or, "the fir tree with dead top near the right rear corner of house."

24. For subdivision of structures include a **five year rental/sale history** (residential only).

25. **Proposed subdivision map** (minimum size 18” x 24”) showing:

   See TRPA Code of Ordinances Chapters 39.

   a. Common areas.
   
   b. Parking calculations. Determine the required amount of parking spaces based on land use type for the proposed project. These calculations can be found in the applicable Community Plan Guidelines for the site, the Plan Area Statement or local jurisdiction zoning requirements. For land uses not listed in the guidelines a Parking Study may be required. Show the existing, required and proposed number of parking spaces.
   
   c. Proposed land coverage calculations by land capability district.

26. **Soils/Hydrology Report Applications** (if excavating more than 5 feet) must include:

   See TRPA Code of Ordinances Section 33.4.

   a. Proposed excavation depth (including maximum depth of footings).
   
   b. Explanation of methodology in selection of soil boring / monitoring locations.
   
   c. Amount of excavated spoil material (cubic yards) and location of temporary storage of spoil material.
   
   d. Location of stream environment zone (SEZ) within ¼-mile of the project area.
   
   e. Two copies of a topographic profile through the entire site showing the anticipated geologic cross-section through the proposed excavation, to scale with no vertical exaggeration.
f. Statement of need for the proposed excavation.

g. Minimum of five photographs of the existing slope, any adjacent cut slopes and the proposed location(s) of the test pit(s).

27. **Lot line adjustment / right-of-way abandonment**

   a. Describe the nature of the lot line adjustment / right-of-way abandonment. Your description must include the following items.

      i. Describe the nature of the project. Is this project a public right-of-way abandonment and merger with one or more existing lots of record or a lot line adjustment between two or more existing lots of record? If other situations exist, please explain.

      ii. Number of lots affected by the project.

      iii. Number of right-of-ways affected by the project (if applicable).

   b. Supplemental Form “A” in lot line adjustment application packet.

   c. Supplemental Form “B” in lot line adjustment application packet.

   d. The most recent Grant Deed for all affected parcels which must include:

      i. Name of Grantee.

      ii. Date recorded.

      iii. Legal description.


   e. Land coverage conformance worksheet in lot line adjustment application packet.

28. **Commercial allocation letter** or location of commercial transfer.

   See TRPA Code of Ordinances Section 50.5.

29. **Site restoration plans and schedule.** Restoration plans should include re-vegetation of the areas that were previously covered or disturbed and the schedule should include the time period dedicated to building demolition, grading etc. This is for banking applications only. This should be included in the initial submittal, although this approval is a two-part process. The first step is to submit the application and then TRPA staff will visit the site and verify the existing development. The amount of land coverage or units of use will then be recognized and the applicant will be notified. In order to bank the use, after receiving notification from TRPA, the project area will be restored according to the site restoration plans and schedule. TRPA will then make a second visit to the site to verify that the restoration plan requirements were met.

   See TRPA Code of Ordinances Section 30.5.

30. **Evidence that existing development was legally established.** Legible and complete assessor’s records provided by the Assessor’s Office that identify the construction date of the
coverage and/or structure. Include the hand drawn sketch (and digitized sketch if from Douglas County) by the Assessor that indicates the square footage of the structure(s). **Please note, records retrieved from the Internet are not acceptable.** Other evidence can include building records, utility records, tax records, TRPA-approved plans and permits and, in some cases, aerial photography. See TRPA Code of Ordinances Chapter 51.

31. **Date of last activity on the site** (use, construction, etc.).

32. **Shorezone and Mooring Project** applications must include:

   a. Shorezone Tolerance District. There are eight shorezone tolerance districts identified along the shorelines of Lake Tahoe, Fallen Leaf Lake and Cascade Lake. These districts are described in the 1973 Shorezone Plan for Lake Tahoe and are depicted on TRPA Shorezone Tolerance District and Land Capability Overlay Maps, pursuant to Chapter 12 of the TRPA Code of Ordinances. See Chapter 50 for a description of each Shorezone Tolerance District. See TRPA Code of Ordinances Chapter 80.

   b. Written project narrative providing comprehensive construction methodology and detailing any dredging operation from installation of the turbidity barriers to final inspection by TRPA.

   c. Plan Area Statement within which the project lies.

   d. Time period (month/year) when construction will occur.

   e. Existing and proposed use of property.

   f. Results of Baseline Scenic Assessment for shorezone projects and for projects involving four or more moorings. Include visible mass calculations and proposed contrast rating of nearby structures.

   g. Number of existing/proposed buoys, existing and proposed anchoring systems and installation description, as applicable, and total number of existing moorings (boat lifts, boat houses, swimming platforms) in project area.

   h. For four or more buoys, submittal of a Scenic Assessment application, proposed contrast scoring of shoreland structures, and demonstration of mitigation for visible mass of buoys (required prior to “complete application determination”).

   i. Biennial Mooring Chain or Rode Maintenance Statement.

   j. Current, Valid Lease from an appropriate state land agency or a Current, Valid Permit from the U.S. Army Corps of Engineers for moorings or shorezone structures. In California, lease information is available from the California State Lands Commission. In Nevada, from the Nevada Division of State Lands.

   k. Evidence that buoys were placed on Lake Tahoe prior to February 10, 1972. Acceptable evidence includes a grandfathered determination letter from the U.S. Army Corps of Engineers, pre-1972 dated aerial photographs, tax assessor’s records, point-of-sale records, photographs with clear reference features, and other legal documentation.
(required for buoys without either a current lease approval from the CA or NV state lands agency, or a valid permit from the U.S. Army Corps of Engineers).

l. Non-Littoral Pre-1972 Evidence of Mooring Placement. For non-littoral property owners, provide evidence that the buoy was placed on Lake Tahoe prior to February 10, 1972, as well as a current lease approval from the CA or NV state lands agency, TRPA Code of Ordinances Section 82.5.

m. Visible mass calculation worksheet. Identify the weight bearing capacity of proposed boat lifts.

33. **Tourist accommodation allocation letter or location of transfer.**
   See TRPA Code of Ordinances Section 50.6.

34. **Traffic management plan** to show how traffic will be routed and managed during construction. This plan should also show detour areas and lane closures if applicable.

35. **Construction schedule.** This should be fairly detailed, breaking the construction down into phases e.g. construction staking, pre-grade inspection, grading, etc and each phase’s expected completion date. Project site must be winterized by October 15 and grading cannot take place between October 16 and April 30.
   See TRPA Code of Ordinances Section 33.5.

36. **Plan area statement/map amendment.**
   See TRPA Code of Ordinances Chapters 10 and 11 as applicable.

   a. **State the purpose for requesting an amendment,** provide a detailed project description and if the amendment involves modifications to the Plan Area Map, submit a revised Plan Area Map reflecting the proposed amendment.

   b. With respect to the individual properties affected by amendments to Plan Area Maps, hereafter referred to as subject property, provide the following:

      i. Legal description of the subject property, including assessor's parcel number(s) on latest tax roll.

      ii. Area of subject parcel(s).

      iii. Current local zoning.
      See applicable Plan Area Statement or Community Plan.

      iv. Map showing land capability districts.
      See TRPA Code of Ordinances Section 30.3.

      v. Date the subject property was recorded by the County Recorder in its current parcel configuration.

      vi. Provide a list of existing property uses on adjacent parcels as well as a map to display this information. Generally, the map should include properties within 1,000 feet in each direction from subject parcel(s), to appropriately reflect surrounding
land uses. The map shall be submitted on an 8-1/2”x11” sheet of paper, must reproduce clearly, and be of professional quality.

vii. Identify any legal suit, court judgement, or estate settlement involving the subject property.

viii. Based on the purpose of the amendment, identify anticipated changes in the following areas given maximum development potential, i.e., highest allowable density:

1. The amount of allowable land coverage;  
   See TRPA Code of Ordinances Sections 30.4 or 53.3.4.

2. Disturbance in stream environment zones (SEZ);

3. Vehicle miles traveled (VTM);  
   See TRPA Code of Ordinances Chapter 65.

4. Vehicle trips (DVTE);  
   See TRPA Trip Table in TRPA Code of Ordinances Chapter 65.

5. Air emissions from stationary sources;  
   See TRPA Code of Ordinances Section 65.1.6.

6. Existing noise levels and exposure of people to noise;  
   See TRPA Code of Ordinances Chapter 68.

7. Housing demand;

8. Parking demand;

9. The obstruction of any scenic vista or view open to the public. Identify any TRPA scenic travel routes, public recreation areas, or Class 1 bicycle trails the subject property is visible from;  
   See TRPA Code of Ordinances Chapter 66.

10. Use of existing recreation facilities;

11. Allowable building height;  
    See TRPA Code of Ordinances Chapter 37.

12. Allowable density; and  
    See TRPA Code of Ordinances Chapter 31.

    See TRPA Code of Ordinances Chapters 83 and 84 as applicable.

viii. Based on the purpose for requesting the amendment, provide the following information. Identify the estimated changes in or impacts on:  
    See TRPA Code of Ordinances Chapter 32.
(1) Additional sewer use;
(2) Electrical power supply;
(3) Existing storm drain systems;
(4) Additional water use;
(5) Natural gas supply;
(6) Schools;
(7) Fire protection;
(8) Security and law enforcement; and
(9) Transportation facilities, including roads, highways, bike trails, and transit systems.

37. **Applicable Findings Explanation and Rationale.** Refer to the findings table within each application packet. Write a complete explanation of why the applicable findings can be made for the project. Include a logical explanation of why the finding can be made. Only include an explanation of findings necessary to approve your particular project. The findings table within each application packet includes many findings that may not be necessary to approve your project.

*See TRPA Code of Ordinances Chapter 4 and TRPA Master Findings Document.*

38. **Transfer application discussion items:**

   a. Is the sending parcel free of nuisance and hazard (i.e. foundations, excavations, spoil piles)?

   a. Sending parcel existing land coverage information;

      *See TRPA Code of Ordinances Section 30.4*

      i. Indicate square footage of hard coverage.

      ii. Indicate square footage of soft coverage (dirt roads, paths, and parking).

   c. Does the receiving parcel meet the basic service requirements of *Chapter 32 of the TRPA Code of Ordinance*, including but not limited to the following:

      i. Served by paved roadway;

      ii. Adequate water rights and water supply system;

      iii. Sewer service;

      iv. Electrical service.

   d. Legal descriptions - include grant deed for sending and receiving parcels.
e. Has the receiving parcel applied for a project which will utilize the transferred coverage/units of use proposed in this application?

i. Please include a photocopy of a date stamped application or other form of written evidence.

ii. Indicate where the application was submitted and when.

f. Evidence of a project application or qualified exempt declaration form on the sending parcel as applicable, for conformance with scenic protection requirements on sending parcel. Note: if a project application is not required on the sending parcel (sending parcel already conforms with scenic protection requirements), then the approved baseline scenic assessment is required prior to receiving a “complete application” determination for this application (not required for three or fewer buoys).

g. Scenic Impact Assessment Form for transfers of Shorezone Development.

39. **Copy of the CEQA document** or CEQA exemption.

40. **PAOT** (People At One Time) Calculations. The number of people that a recreation use can accommodate at a given time. A measure of recreation capacity. See TRPA Code of Ordinances Section 50.6.

41. **Qualified Exempt Materials**
   See TRPA Code of Ordinances Section 2.3.7.

a. Photographs showing all sides of the structure.

b. Site drawing.

   i. Show area to be graded/excavated including dimensions and quantity of material.

   ii. Erosion control barrier downslope of disturbed area(s).

   iii. Description of planting material used for revegetation.

   iv. Showing existing structure and area of proposed repair work.

   v. Showing location and dimensions of commercial or other space proposed for change in operation.

   Include the location, description, and detail of temporary storage area for materials showing temporary BMPs and access for construction vehicles.

   vii. High and low water lines.

   viii. Showing existing and proposed dimensions of structure(s).
ix. Existing and proposed area of lake bottom disturbance in square feet.

x. All existing shorezone structures within and adjacent to the activity area (i.e., buoys, piers, breakwaters, swimming platforms, water intake lines, fences, etc.). Include location and distance to adjacent shorezone structures.

c. Indicate the origin of the cut or fill material and the disposal location as well as the date that this grading is to occur.

d. Photographs of:
   
i. Area to be graded/excavated.
   
ii. The area where the addition will be placed.
   
iii. Existing paved access and parking.
   
iv. Existing fencing.
   
v. Depicting existing condition of structure.
   
xi. Show existing mobile home.

xii. Showing paved parking and sales area for customers/employees.

xiii. Color photographs of the project area shoreline showing the shoreline substrate (sand, gravels, cobbles, etc.).

e. Indicate the existing and proposed use.
   See TRPA Code of Ordinances Chapter 21.

f. Itemized structural cost list prepared by a qualified professional.

g. Structure checked against TRPA Historic Map or Results of TRPA Historic Resource Determination.
   See TRPA Code of Ordinances Chapter 67.

h. Estimate of associated grading, excavation or filling in cubic yards.
   See TRPA Code of Ordinances Chapter 33.

i. Written history of the building (date constructed, etc)
   See TRPA Code of Ordinances Chapter 67.

j. Documentation from local building department requiring modification.

k. Additional fees.
   
i. Completed excess land coverage mitigation fee worksheet, including a construction cost estimate (structural) from a qualified professional and fee.
   See TRPA Code of Ordinances Section 30.6.
ii. Air quality mitigation fee.  
*See TRPA Code of Ordinances Section 65.2.*

l. BMP retrofit plan or BMP Certificate of Completion for Shorezone Projects.  
*See TRPA Code of Ordinances Section 60.4.*

m. Complete BMP spreadsheet that indicates the required infiltration facilities are sufficiently sized to handle a 20-year one-hour storm event. *Please contact TRPA for a copy of the spreadsheet.*

n. Cost estimate by a qualified professional attesting to the cost of the proposed repair.

o. Proposed color and material samples of the repaired structure or of the proposed maintenance or repairs. Munsell Color value and chroma may be required.

p. Permits necessary
   
i. For buoy replacement there must be evidence of a TRPA permit, which allowed placement of the buoy in its present location.
   
ii. Copy of permit from appropriate state forestry agency is required for removal of dead or live trees. The method of tree removal should also be included.  
*See TRPA Code of Ordinances Chapter 61.*

q. Statement describing use, association, with federal/state holiday, and duration of retail sales operation (six weeks maximum).

r. Description of Demolition project and date when demolitions will commence.

s. Origin and/or disposal location of cut and fill material.

t. Date grading or activity is to occur ________________.

u. If the activity involves a change in height, TRPA requires the submittal of accurately scaled elevations drawings showing existing and proposed height. 
*See TRPA Master Checklist/Design Criteria Guidelines.*

v. Describe the method of tree removal.

w. Dimensions of existing mobile home.

x. For projects in California, location of the fence in relation to high water line.

y. Description of project including any work below high water line.

z. Evidence the structure is legally existing and has not been unserviceable for the past three years.

aa. Mitigation and restoration plan for lake bottom disturbance in prime fish habitat below highwater line.
bb. Results of TRPA Tahoe Yellow Cress habitat verification and construction activity protection plan.

c. Existing and proposed uses and the change in vehicle trips as set forth in the TRPA Trip Table.

d. Letter or other certification that the homeowner association, property owner association or similar entity has issued approval of the activity.

e. Written verification from jurisdictional state agencies, that they have been notified and consulted with of the proposed activity.

42. TRPA verification of units of use. You may submit either a TRPA verification or proof that the units of use have been banked. See TRPA Code of Ordinances Chapters 51 and/or Chapter 6.

43. Title Report or Lot Book Guarantee issued within thirty days of the date of application submittal. Contact a Title Company to get information on preparing this document. You may also need this report for applications to the local jurisdiction. The Title Report or Lot Book Guarantee should include information for all properties involved.

44. Indicate if you have checked with TRPA to determine if any files about the subject parcel are on record.

45. Supplementary Shorezone Application. This application is included in the TRPA Shorezone Application Packet.

46. Proof of existing coverage verification. When you have the existing coverage on the site verified by TRPA or the local jurisdiction a report is prepared and given to the application. Include a copy of this report with your application.

47. Original Allocation or Transfer Information. The local jurisdiction will issue an allocation for a new single family residence upon submittal of preliminary plans. Contact your local jurisdiction for additional information. You may also transfer an existing allocation from another parcel. If you choose this option provide the required information for the transfer as explained in the Allocation Assignment Application Packet available at TRPA. See TRPA Code of Ordinances Chapter 50.

48. Project Description. Attach a detailed project description. Include size of structures and or improvements and specific uses to be implemented on the site. Be specific and include all aspects of the project.

49. People At One Time (PAOT) Calculations. If you are increasing vehicle trips that would require a traffic analysis or floor space by 5% or 500 s.f. or would somehow increase the PAOT capacity to the project, you must receive an allocation from TRPA. Contact TRPA staff for additional information. See TRPA Code of Ordinances Chapter 50.

50. Copy of current assessor's parcel map (APN map) or site vicinity map. You may obtain an APN map at the County assessor's office or a title company. You may also include a site vicinity map with your application using a common road map with the site delineated on the map.
51. **Parcel Boundary Flagging.** In order to locate lots that are to be reviewed, it is necessary to "flag" them. With the varied topography of the Basin, it is difficult to write all-purpose instructions. The basic idea is to identify the lot by its parcel number and to indicate its boundaries. TRPA field inspectors will have parcel maps with them that show the shape and approximate size of each lot. Staking is the usual way of identifying a lot. One by two inch boards about 3 feet long are sharpened at one end and driven solidly into the ground at the corners of the property. In cases where there is heavy brush or tree cover, "surveyor tape" (brightly colored plastic ribbon) is tied to the tree or shrub nearest the stake. Information such as parcel number and last name can be written on the stakes with an indelible marker. The diagram below indicates a properly marked lot. The assessor’s parcel number (APN) is printed on your tax bill (not the street address or subdivision number). Print your last name on the stake as well.

52. **Description of Parcel(s) for Scenic Assessment of Baseline Conditions in Shoreland or Shorezone Areas.** Physical renditions of structures and parcel including:
   a) Elevation drawings of all existing structure (buildings, walls, fences, etc.) done to a standard architect’s scale for any façade facing Lake Tahoe (See the attached Terms for Scenic Assessment Applications for definition of lakefront façade) including:
      i. Dimensions and height.
      ii. Existing materials and existing Munsell® Color for all walls, fences and buildings. Square footage for each material must be clearly labeled on the elevation drawing (See steps 1, 2 and 3 of the Contrast Rating Worksheet).
      iii. Existing surface planes for each building/structure. Clearly label each plane of the lakefront façade on elevation drawings (See step 4 of the Contrast Rating Worksheet).
   b) Elevation outline or equivalent (See Figure 4 of the Contrast Rating Worksheet).
      i. Perimeter screening (buildings, walls and fences). Show areas of building/structure perimeter(s) screened by vegetation or other material (See step 6 of the Contrast Rating Worksheet).
      ii. Visible Area (buildings, walls and fences - See the attached Terms for Scenic Assessment Applications for definition of visible area). Indicate areas screened from view by vegetation or other means and clearly identify any screening required as mitigation for previous projects (See step 8 of the Contrast Rating Worksheet).
   c) Minimum of 10 photographs depicting existing project area conditions. Photographs should be taken on site from the High Water Line at different angles. Additional photographs should be taken from 300 feet off shore. At a minimum, one photograph should be taken perpendicular to the shoreline and one perpendicular to the proposed project. One photograph should be taken from ¼-mile off shore and perpendicular to the shoreline. All photographs should be taken using a 35mm camera lens or equivalent. Please provide the following information for each photograph:
      i. Time of day photo was taken.
ii. Date photo was taken.

iii. Camera type and setting(s).

iv. Photographs taken 300' or ¼ mile off shore from the high water line must be pre-approved by TRPA staff. An accurate estimate of the distance from high water shall be indicated on each photograph.

v. GPS location, if available.

vi. The height (elevation) from which the photograph was taken on either land or lake. For example, was the photo taken from a kayak or other type of boat, from an automobile or standing?

53. **Best Management Practices Retrofitting** description of project.
   a) Engineer-stamped plans and calculations for the following (if applicable). Please note that this is not a comprehensive list. Other complex BMP designs may require engineered plans:
      i. Retaining walls more than three feet in height.
      ii. Storm water treatment systems (i.e. sand/oil separator).
      iii. Infiltration basins.
      iv. Infiltration systems capturing runoff from areas greater than 2,500 square feet.
      v. Subsurface conveyance systems (piping) and drop inlets.
      vi. Extensive grade alterations.
   b) Letter of permission or permit, if necessary, from the local jurisdiction in which the work is proposed to be done
   c) Calculations indicating that the 20 year/1 hour storm will be infiltrated by proposed BMPs (1 inch of water from all impervious surfaces) (Go to www.trpa.org for an infiltration spreadsheet to assist with this effort).
   d) Location of stream environment zone (SEZ) within ¼-mile of the project area.
   e) Copy of BMP Maintenance and Monitoring Plan for commercial and public service properties ONLY.
   f) Project approval from the local utility district.

54. **Certificate of Completion for Upland Best Management Practices (BMPs).**
DESIGN CRITERIA AND GUIDELINES

The information included in this section is cross-referenced in the individual application packets. Design Criteria and Guidelines are included for various types of projects e.g. Residential Modifications, New Single Family Residential, Commercial, Public Service, Tourist Accommodation, Recreation, etc.

Standard conditions of approval for all types or projects are included at the end of this document in Attachment Q. Standards and conditions of approval for Residential Projects are included in Attachment R at the end of this document.


Land coverage includes legally established structures, driveways, walks and other coverings that compact the soil, prohibit water infiltration, and prevent the growth of native vegetation. Existing land coverage can be “hard” such as asphalt or “soft” such as gravel parking. For coverage to be recognized by TRPA, it must have existed prior to February 10, 1972, or have been created pursuant to a TRPA permit after that date.

Determination of Project Area
To determine the allowable base land coverage and to determine if the parcel is eligible to receive land coverage, you must first calculate the project area of your parcel.
Project area is calculated as total parcel size less:
1) Lands lakeward of the high-water lines of bodies of water; and
2) Lands underlying covered surfaces associated with existing, linear public facilities, roads, walkways, or bike paths; and
3) Easements or rights-of-way allowing future land coverage for linear public facilities, roads, walkways, or bike paths.

Use the Multiple Lots/Land Classes Coverage Worksheet included in Appendix A. This worksheet will assist with preparing coverage calculations for more complicated projects involving multiple lots and land classes.

All Residential

Transferred Land Coverage
Under certain circumstances, you may be eligible to transfer additional land coverage to your parcel in excess of your allowable base land coverage. This additional transferred coverage is available for residential projects of four units or less based on the project area of the parcel. The maximum allowable coverage for a parcel is equal to the base allowed coverage plus any transferred coverage. To determine if your parcel is eligible to receive transferred land coverage, you must first determine the project area of our parcel (see previous paragraph).

The maximum allowable coverage may be determined from the table below (not applicable to Planned Unit Developments (PUDs)). Please note, however, that in many instances your IPES base allowed coverage may already exceed these maximum land coverage figures. If this is the case, no additional land coverage may be transferred. Refer to TRPA Code of Ordinances Section 30.4.
Maximum Allowable Coverage with Transfer

<table>
<thead>
<tr>
<th>Project Area (Sq. Ft.)</th>
<th>Maximum Land Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 4,000</td>
<td>Base Land Coverage 1,800 sq. ft.</td>
</tr>
<tr>
<td>4,001 - 9,000</td>
<td>20 Percent of Parcel 2,900 sq. ft.</td>
</tr>
<tr>
<td>9,001 - 14,000</td>
<td>2,000 sq. ft.</td>
</tr>
<tr>
<td>14,001 - 16,000</td>
<td>3,000 sq. ft.</td>
</tr>
<tr>
<td>16,001 - 20,000</td>
<td>3,100 sq. ft.</td>
</tr>
<tr>
<td>20,001 - 25,000</td>
<td>3,200 sq. ft.</td>
</tr>
<tr>
<td>25,001 - 30,000</td>
<td>3,300 sq. ft.</td>
</tr>
<tr>
<td>30,001 - 40,000</td>
<td>3,400 sq. ft.</td>
</tr>
<tr>
<td>40,001 - 50,000</td>
<td>3,500 sq. ft.</td>
</tr>
<tr>
<td>50,001 - 70,000</td>
<td>3,600 sq. ft.</td>
</tr>
<tr>
<td>70,001 - 90,000</td>
<td>3,700 sq. ft.</td>
</tr>
<tr>
<td>90,001 - 120,000</td>
<td>3,800 sq. ft.</td>
</tr>
<tr>
<td>120,001 - 150,000</td>
<td>3,900 sq. ft.</td>
</tr>
<tr>
<td>150,001 - 200,000</td>
<td>4,000 sq. ft.</td>
</tr>
<tr>
<td>200,001 - 400,000</td>
<td>4,100 sq. ft.</td>
</tr>
</tbody>
</table>

If your parcel is eligible to receive transferred land coverage, the next step is to determine where the coverage can be transferred from (sending parcel). The following two criteria are used to determine eligibility of the sending parcel to transfer coverage:

1) Hydrologic Transfer Area; and
2) Sensitivity Rating.

The Lake Tahoe Basin is divided into nine different Hydrologic Transfer Areas (see map on the following page). Both the sending and the receiving parcels for a land coverage transfer must be located within the same Hydrologic Transfer Area.

The second criteria, sensitivity, requires the sending parcel to be as environmentally sensitive as, or more environmentally sensitive than, the receiving parcel. If both the sending and receiving parcels have Individual Parcel Evaluation Scores (IPES), sensitivity shall be determined by comparing the scores of each parcel. The sending parcel would have to have an IPES score equal to or less than the receiving parcel. Sending parcels that are classified under the Bailey Classification system (1 - 7) and do not have an IPES score are considered to be as environmentally sensitive as any receiving parcel having an IPES score above the eligibility line. The amount of coverage that may be transferred from a parcel having an IPES score shall be the amount allowed under IPES. If the sending parcel does not have an IPES score then the amount of coverage that may be transferred off of the parcel shall be the amount allowed under the Bailey system.

If you are considering a land coverage transfer and have met all of the above criteria, review the Transfer of Bankable Rights Information Packet and Checklist. The required information should be submitted at the time of your application for your project. For further information on the coverage transfer program, contact TRPA.

Land Coverage Created Off the Parcel
When connecting a new driveway to an existing street the new land coverage being created between the property line and the edge of the street pavement must be accounted for. The site plan must show the edge of the pavement of the existing road adjacent to the parcel and a calculation of the amount of land
coverage required to connect the edge of the pavement to the property line with the new driveway. This amount of new land coverage can be accounted for in one of three ways:

1) Deduct the coverage from the total allowable coverage for the parcel.
2) Pay a non-refundable fee of $5 per square foot of coverage to a TRPA trust account to later be transferred to a “land bank” for coverage mitigation.
3) Arrange for a private transfer of coverage from another developed or undeveloped parcel in the Basin (please contact the TRPA for details).

Allowable Base Land Coverage for Parcels in TRPA-Approved Subdivisions in Conformance with the Bailey Coefficients
In TRPA-approved subdivisions where TRPA applied the coefficients on a subdivision-wide basis, and allowable coverages then were assigned to individual parcels, the assigned coverages shall be the base coverages for those parcels. The list of TRPA-approved subdivisions in conformance with Bailey coefficients is located on page 83.

Allowable Base Land Coverage for Parcels in Existing Planned Unit Developments (PUDs) not in Conformance with the Bailey Coefficients
To determine the allowable base coverage for parcels within an existing PUD, the Bailey coefficients shall be applied to the entire PUD area, exclusive of public rights-of-way. This total allowable coverage, minus the existing common area facilities coverage, is divided among the individual parcels in proportion to their respective sizes whether developed or not to determine the allowable coverage for each parcel. For parcels in PUDs, the maximum coverage allowed shall be the parcel size or 2,500 sq. ft., whichever is less. If the amount of allowable coverage, as calculated above, is less than the maximum allowed coverage, the difference may be transferred in (contact TRPA for details).

A list of PUDs not in conformance with Bailey can be found on page 31.

Height Reduction
TRPA gives a 3:1 coverage allowance for decks and other structures that are raised above ground level. For every three feet off the ground (measured to the bottom of the structure), one foot of the horizontal overhang dimension may be excluded from land coverage calculations (see illustration below). This “height reduction” provision is applied to both existing structures and new structures and should be accounted for in your land coverage calculations. Please note that the height reduction for structures on a slope may vary from corner to corner.
**New Single Family Residential Structure**

**Allowable Base Land Coverage for Parcels 1/3 Acre or Less in Size**

The impervious land coverage allowance for a parcel is determined as part of your Individual Parcel Evaluation Score (IPES). Impervious land coverage includes decks, walkways, structures, driveways, and any other use of the land that compacts the soil, prohibits water to infiltrate, and/or does not permit the growth of vegetation.

Information you will need to determine your base allowed coverage, and where the coverage can be placed, includes:

1. Project area.
2. Stream environment zone (SEZ) area.
3. SEZ setback.
4. Percent allowed coverage.

The last three of these parameters are available from your IPES report or the IPES office of TRPA. You will need to have a survey of your parcel performed if it is difficult to accurately determine project area. The parcel size sent to you as part of your IPES report may not be accurate enough to determine the exact amount of allowed coverage.

Once you know these four parameters you can determine how much base allowed coverage you have and where the coverage can be placed on the parcel. The amount of coverage is equal to the project area exclusive of any SEZ area, multiplied by the percent of allowable coverage. The remaining SEZ area is allowed one percent coverage.

For example, if you had a 10,000 square foot project area with a 1,000 square foot SEZ area and a 22 percent allowed coverage figure, you would determine the allowed base coverage as follows:

\[
\begin{align*}
9000 \text{ square feet} & \times 0.22 \\
1,000 \text{ square feet} & \times 0.01 \\
1,980 \text{ square feet} & + 10 \text{ square feet of allowed base coverage} \\
= 1,990 \text{ square feet total allowed base coverage.}
\end{align*}
\]

You may locate our base allowed coverage on any portion of the parcel that is not designated as SEZ or SEZ setback provided the driveway location is consistent with any restrictions that may have been designated by IPES. To determine the exact location of any SEZ, SEZ setback or possible restrictions on driveway access on your parcel contact the IPES office.

**Allowable Base Land Coverage for Parcels Greater than 1/3 Acre in Size**

For parcels greater than 1/3 acre in size (14,520 square feet) there are some important distinctions from the previous section concerning base allowed coverage and placement of coverage.

First, your IPES score and percent coverage figure are only applicable to the 1/3 acre of the parcel that TRPA identified as the most environmentally suitable portion of the parcel to be developed. If you are unsure which 1/3 acre of your parcel was evaluated, contact the IPES office for these details. To calculate base allowed coverage, you may only use your percent coverage figure from your IPES report for this 1/3 acre portion of the project area minus any SEZ areas. To determine the allowed land coverage for those areas of the project area outside of the 1/3 acre evaluated under IPES, contact the IPES office. If you propose to place any land coverage outside of the 1/3 acre portion of your parcel...
evaluated under IPES, you will need to have another IPES evaluation of the portion of the parcel where you prefer to locate your improvements. Also, if your IPES score was based on the driveway being placed in a certain location on your parcel, any proposed change in location may require reevaluation of your score.

**Note:** Please contact the IPES office prior to designing your project to determine if there are any coverage placement constraints associated with your parcel.

### Residential Remodel

**Allowable Land Coverage:** The amount of allowable land coverage for most parcels with existing residences is based on the Bailey Land Classification System. The Bailey System rates land based on sensitivity to development as determined by soil type and slope; Classes 1, 2, and 3 are defined as "sensitive," and Classes 4, 5, 6, and 7 are defined as “non-sensitive.” Land Capability District 1b, also known as a Stream Environment Zone (SEZ), is the most environmentally sensitive land capability. In general, a SEZ is an area which owes its biological and physical characteristics to the presence of surface or groundwater. Each of the seven land capability classes has a corresponding percentage of allowed land coverage:

<table>
<thead>
<tr>
<th>Land Capability District</th>
<th>Land Coverage Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1(a, b, c)</td>
<td>1%</td>
</tr>
<tr>
<td>2</td>
<td>1%</td>
</tr>
<tr>
<td>3</td>
<td>5%</td>
</tr>
<tr>
<td>4</td>
<td>20%</td>
</tr>
<tr>
<td>5</td>
<td>25%</td>
</tr>
<tr>
<td>6</td>
<td>30%</td>
</tr>
<tr>
<td>7</td>
<td>30%</td>
</tr>
</tbody>
</table>

TRPA must verify the land capability of a parcel, either through a site assessment or a land capability verification. If you have more than one land capability class on your parcel and your parcel is less than one-third of an acre, the total allowable land coverage is the sum of the allowable land coverage for each land class. Land coverage may be placed anywhere on the high capability portions of the parcel. (If your parcel is greater than one-third of an acre and has more than one land capability class, special rules apply to calculating allowable land coverage; please contact TRPA or the local jurisdiction for assistance.) If your property has multiple land capabilities, you must show the TRPA-verified land capability boundaries on your site plan. Land Capability will not be verified when snow is present.

If your project involves a residence that was approved under the IPES, typically residences constructed after July 1989, the amount of allowable coverage for the parcel was determined prior to issuing the original approval. If you do not have records of the original approval, please contact TRPA for assistance.

**Existing Land Coverage:** The amount of existing land coverage on your parcel must be verified prior to approval of any addition, modification, or rebuild. If TRPA will review your project application, existing land coverage will be verified as part of your project. If you would like to know the amount of existing land coverage on your property prior to designing your project, you may apply for an existing land coverage verification at TRPA. If your project is eligible to be reviewed by the local building department, you must obtain the results of a site assessment prior to submitting your application. An existing land coverage verification is included as part of the site assessment. A site assessment may not be required for your property if a TRPA permit was issued on the parcel since July 1987. Existing Coverage will not be verified when snow is present.
Existing land coverage may exceed allowable land coverage for the parcel (see excess land coverage below). If the land coverage was legally established, it is possible to construct over the existing land coverage and, in some instances, relocate existing land coverage from one portion of the parcel to another. Relocating land coverage on sensitive land requires special findings; please contact TRPA for additional information.

**New Land Coverage:** Generally, if existing land coverage is less than your allowable land coverage, new land coverage may be created on the parcel. New land coverage can be placed in the “non-sensitive” land classes (Classes 4 through 7) up to the maximums permitted. With few exceptions, new land coverage is not permitted in sensitive land classes (Classes 1 through 3). The base allowable land coverage for the “sensitive” land may be placed on the “non-sensitive” portions of the parcel.

**Excess Land Coverage:** Many homes in the Tahoe Basin were already in existence prior to the adoption of the Bailey Land Capability System; therefore, existing land coverage on a parcel may exceed the base allowable land coverage for the parcel – i.e., the parcel has excess land coverage. In these cases, the excess land coverage can remain if through the coverage verification or site assessment process it was determined to be legally established and verified. However, it must be mitigated. Excess land coverage can be mitigated several ways: through a mitigation fee, by reducing land coverage on or off site, or by expanding the project area. The excess land coverage mitigation fee is based on the amount of excess land coverage on the parcel, the cost of retiring coverage in an area, and the estimated construction cost of the project.

**TRPA-Approved Subdivisions In Conformance With Bailey Coefficients**

Attachment D at the end of this document is a list of TRPA-approved subdivisions (including planned unit developments) in which the Bailey coefficients were used to determine the base land coverage permitted on a lot. The approved coverages for each lot shall be the base coverage for that lot. Parcel maps of four or less units are not listed, but, may be included if it is found that they conform to the Bailey coefficients. This list may be updated by resolution of the Governing Board to be consistent with the provisions of Goal #3, Policy 1.A of the Land Use Sub-element.

**Planned Unit Developments**

The following is a list of planned unit developments that do not conform to the Bailey coefficients and require consideration of common areas to calculate the base coverage for a lot. Parcel maps of four or less units are not listed, but, may be included if it is found that they conform to the Bailey coefficients. This list may be updated by resolution of the Governing Board to be consistent with the provisions of Goal #3, Policy 1.A of the Land Use Subelement.

**El Dorado County**
1. Rubicon Park Estates
2. Waters Edge

**City of South Lake Tahoe**
1. Al Tahoe Lakeview Townhouses
2. Chateau du Lac Townhouses
3. Concept/Sierra Condominiums
4. Cote D'Azure
5. Cove (Dillingham) South 3A, 3B, 3C
6. El Rancho Estates
7. Heavenly Pines
8. Heavenly Valley Hotel & Townhouses
9. Heavenly Valley Village
10. Highland Woods Planned Development
11. J. P. Townhouses
12. Kings IV Subdivision
13. Lakeland Village Condominium & Apartments
14. Lakeland Village Units #1, 2, 3, 4
15. Lakeview Pines
16. Le Chateau
17. Needle Peak Villas
18. Pioneer Homes
19. Sitzmark, A Condominium
20. Ski Run Village Townhouses
21. Sky Meadows
22. St. Francis of the Woods
23. St. Moritz Isle Townhouses
24. The Summit at Heavenly Valley
25. Tahoe Marina Condominium
26. Tahoe Marina Shores
27. Tahoe Valley Apartments
28. Villa Tahoe

Placer County
1. Brockway Springs of Tahoe
2. *Brockway Vista
3. Carnelian Woods
4. *Chambers Landing
5. Chateau Chamonix
6. Chinquapin
7. Crystal Tower
8. Dollar Cove
9. Dollar Hill Unit #2
10. *Fleur du Lac Condominiums
11. Four Seasons Estates
12. Heritage Cove
13. *Kings Run
14. Kingswood Village
15. Kingswood West
16. Lake Forest Glen
17. Lakeside Terrace
18. McKinney’s Landing
19. The North Rim #1
20. Rocky Ridge Unit #2
21. Star Harbor Unit #1
22. Tahoe Marina Shores
23. Tahoe Taverns
24. Tahoya Shores
25. Talmont Estates
26. Tavern Shores
27. Villas at Lake Forest

*Litigation Settlements

**Douglas County**
1. Castle Rock Park
2. Cave Rock Villas
3. Kingsbury Pines
4. Lake Village
5. Manzanita Heights
6. Ponderosa Park
7. Stanford Square
8. Summit Village
9. Tahoe Village
10. Uppaway (Land Capability Districts 1 and 2)
11. Villagers Townhouses

**Washoe County**
1. Alpine Terrace
2. The Aspen
3. Brookside
4. Cedar Creek Housing
5. Cedar Crest
6. The Cedars
7. The Chalets
8. Chateau Apartments
9. Coeur du Lac
10. Country Club Court
11. Creekside East
12. Creekside West
13. Crystal Bay Cove
14. Fairway Pines
15. Fairway Woods
16. Forest Flower
17. Glenrock
18. Golf Green Court
19. High Sierra Condominiums
20. Incline Manor
21. Incline Mt. Rose Chalets
22. Incline Pines
23. Incline Pinnate
24. Incline Villa
25. Incline Village Unit #3
26. Incline Way Financial Center
27. Lake Haven I and II
28. 1000 Lakeshore
29. 999 Lakeshore
30. Lakeshore Terrace
31. Lakewood Square
32. McCloud Condominiums
33. Millstone Manor
34. Montclair Villas
35. Mountain House
36. Mountain Shadows of Incline
37. Northwood Estates
38. Peepsight Manor
39. Pine Creek
40. Royal Pines Condominiums
42. *Ski Lane - Bitterbrush
43. Skylake Condominiums
44. Southwood Court
45. Southwood Glen
46. Southwood Pines
47. Southwood Shadows
48. Still Water Cove
49. Tahoe Pines
50. Tahoe Racquet Club
51. Third Creek
52. Titlist Manor
53. Tyrolian Village (all units except #8)
54. The Village at Incline
55. Village Court
56. Village Highlands
57. Village Pines
58. Woodlake Villas
59. Woodmere of Incline
61. Woodminister
62. Woodstock

Commercial, Multi-Family, Tourist Accommodation, Recreation and Public Service
The amount of available land coverage for a commercial parcel is based on the Bailey Land Classification system. The Bailey System rates land according to its sensitivity to development, Classes 1, 2 and 3 being defined as “sensitive” and Classes 4, 5, 6 and 7, “non-sensitive.” The results of the Land Capability Verification will inform you of the base allowable land coverage available for your parcel. If you have multiple land capability land classes on your parcel and if the parcel is less than 1/3 acre in size, the base allowable land coverage is the sum of allowable coverage for each land class. If the parcel is greater than 1/3 acre, the allowable land coverage can not exceed the allowable permitted for the class the land coverage is being placed in. Land coverage can be placed in the “non-sensitive” land classes up to the maximums permitted. Land coverage, with few exceptions, is not permitted to be added to the sensitive land classes. The base allowable land coverage for the “sensitive” land may be placed on the “non-sensitive” portions of the parcel.

If the parcel is already developed, the land coverage may currently exceed what the base allowable land coverage is for the parcel. If the land coverage was legally established, it is possible to construct over the existing land coverage and in some instances, relocate existing land coverage from one portion of the parcel to another.

Commercial Facilities Within Adopted Community Plans
Commercial parcels within an adopted community plan may be eligible to transfer additional land coverage. The area of the parcel receiving the land coverage must be identified as “non-sensitive” (land
Parcels with existing commercial development are eligible to transfer up to 50% of the project area at a 1:1 ratio. Undeveloped parcels are eligible to transfer up to 70%; 50% transferred at a 1:1 ratio, and a sliding scale up to a maximum 2:1 ratio between 50-70%. All transferred land coverage to commercial properties must be existing “hard” coverage. Review the Transfer of Bankable Rights Information Packet and Checklist. These items must be submitted at the time or after submittal or your project application.

**Tourist Accommodation, Multi-Family (5 or more units), Public Service and Recreation Within Adopted Community Plans**

Parcels within an adopted community plan may be eligible to transfer additional land coverage. The area of the parcel receiving the land coverage must be identified as “non-sensitive” (land capability classes 4, 5, 6 or 7). Developed or undeveloped parcels are eligible to transfer up to 50% of the project area at a 1:1 ratio. All transferred land coverage to these properties must be either existing “hard” coverage or potential “base allowable” land coverage. A separate transfer application is required. Review the Transfer of Bankable Rights Information Packet and Checklist. These items must be submitted at the time or after submittal or your project application.

**Linear Public Facilities and Public Health and Safety Facilities**

The maximum land coverage (base coverage plus transferred coverage) for linear public facilities and public health and safety facilities is limited to the minimum amount needed to achieve their public purpose. Such transfer may be permitted, provided TRPA makes required findings. Review the Transfer of Bankable Rights Information Packet and Checklist. These items must be submitted at the time or after submittal or your project application.

**Other Public Facilities Outside Community Plans**

The maximum land coverage (base coverage plus transferred coverage) for other public service facilities located outside of an approved community plan is 50 percent of the project area. Transfer of land coverage for public service facilities located outside a community plan is limited to projects for which TRPA has made the required findings. Review the Transfer of Bankable Rights Information Packet and Checklist. These items must be submitted at the time or after submittal or your project application.

**Highways, Streets and Roads**

Transfer of land coverage for highways, streets and roads may be permitted, provided TRPA may make required findings. Review the Transfer of Bankable Rights Information Packet and Checklist. These items must be submitted at the time or after submittal or your project application.

**Facilities For Public Safety And Access Of The Handicapped**

Transfer of land coverage may be permitted for the addition of facilities for access of handicapped persons and for compliance with public safety laws, to facilities legally existing on the effective date of the Regional Plan. The maximum land coverage (base coverage plus transferred coverage) shall be the minimum amount required to provide access to handicapped persons occupying a residence or as required by local, state or federal law. Review the Transfer of Bankable Rights Information Packet and Checklist. These items must be submitted at the time or after submittal or your project application.

**Water Quality Control Facilities**

Transfer of land coverage for water quality control facilities, such as erosion control projects, habitat restoration projects, wetland rehabilitation projects, stream environment zone restoration projects and similar projects, programs and facilities, may be permitted the minimum amount of land coverage needed to achieve their purpose provided there is no reasonable alternative, including relocation, which avoids or reduces the land coverage. Review the Transfer of Bankable Rights Information Packet and Checklist. These items must be submitted at the time or after submittal or your project application.
DEVELOPABLE RIGHTS

As part of the TRPA Compact, growth restrictions exist in the Tahoe Basin. Developable Rights are required prior to development of new projects.

New Single Family Residential Allocations

Step 1: Allocation. In order to be eligible to obtain a permit to construct a new single family dwelling, you must receive an allocation from the local jurisdiction (city/county) in which your parcel is located. Residential allocations are distributed annually by TRPA to the local jurisdictions. Each local jurisdiction has its own rules for how these allocations are distributed to property owners with eligible parcels. A property owner with an eligible parcel may also obtain a residential allocation from an allocation pool by applying to TRPA and retiring a sensitive lot; such allocations are available on a first-come, first-serve basis. A fee of $100 will be charged for each allocation to be collected by the local jurisdiction or TRPA as appropriate.

Step 2: IPES Score. Only parcels with an IPES score in the ‘top rank’ of all scores will be eligible for building permits. The minimum eligible building scores, as determined by the TRPA Governing Board, are as follows:

- Douglas County: 1 or above
- El Dorado County: 1 or above
- Placer County: 726 or above
- Washoe County: 1 or above

These scores are re-evaluated yearly. Please check with TRPA to verify the current eligibility score.

If your IPES score is within 90 percent of your county’s eligibility line, you may be able to raise your score above the eligibility line by 1) contributing to a water quality improvement fund; or 2) proposing and implementing a water quality improvement project within your hydrologic area. If you choose to contribute to the water quality mitigation fund, a fee of $672 per point is required. If you choose to implement a water quality improvement project, the number of points awarded will be based on the project cost (one point for each $672 of project cost). For additional information, please contact TRPA.

Step 3: Basic Service Requirements. In order to be eligible to construct a new single family dwelling the parcel must be served by paved access, water, electrical and sewer services. An adequate water supply includes the ability to meet applicable minimum fire flow requirements. To be considered served by sewer a service connection shall be required to transport wastewater from the parcel to a treatment plant.

You can contact your local planning department at the following:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Telephone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of South Lake Tahoe</td>
<td>(530) 542-6020</td>
</tr>
<tr>
<td>El Dorado County</td>
<td>(530) 573-3330</td>
</tr>
<tr>
<td>Placer County</td>
<td>(530) 581-6200</td>
</tr>
<tr>
<td>Douglas County</td>
<td>(775) 782-6210</td>
</tr>
<tr>
<td>Washoe County</td>
<td>(775) 328-3602</td>
</tr>
</tbody>
</table>
If you are successful in receiving an allocation you must file a complete application with TRPA for your new residential project by 5:00 p.m. of the last TRPA workday of the calendar year in which your allocation was issued. **FAILURE TO FILE A COMPLETE APPLICATION BY THE LAST WORKDAY OF THE CALENDAR YEAR IN WHICH YOU RECEIVED AN ALLOCATION WILL RESULT IN FORFEITURE OF THE ALLOCATION TO THE JURISDICTION OF ORIGIN.**

**Note:** Check with your local jurisdiction to inquire about any additional local deadlines which may apply.

### Allocation Transfers

If you have received an allocation but your parcel does not meet the criteria to apply for or receive a TRPA permit (i.e., your parcel is not served by a paved road) you may be eligible to transfer the allocation to another parcel.

**SOME LOCAL JURISDICTIONS DO NOT ALLOW ALLOCATIONS TO BE TRANSFERRED.** Contact your local jurisdiction to inquire about any requirements for transfer which may be different than TRPA requirements.

Parcels eligible to receive the transferred allocation must meet all of the eligibility criteria for an IPES Score, basic service requirements and permissible uses discussed in the applicable Plan Area Statement. The deadline for completing an allocation transfer is 5:00 p.m. of the last TRPA working day of the calendar year in which the allocation was issued. A complete allocation transfer application should be submitted to TRPA at least 60 days before the end of the calendar year to allow adequate time to complete the transfer prior to this deadline.

A complete allocation transfer application shall include:

1. Completed Project Review for Transfer application form (available at TRPA).
2. Submittal requirements in Transfer of Bankable Rights Checklist.
3. An allocation (submit original).
4. Application fee.

**PLEASE NOTE:** THE ALLOCATION MAY BE TRANSFERRED ONLY ONE TIME. IN ORDER TO COMPLETE THE TRANSFER PROCESS THE SENDING PARCEL MUST BE RETIRED PERMANENTLY FROM DEVELOPMENT.

The TRPA accepts three methods of parcel retirement. They are:

1. Donation of the parcel to one of the public or non-profit organizations listed below;
2. Recodomination of an open-space easement or deed restriction against the property; or
3. The parcel may be sold to a public agency provided an open space easement or deed restriction is recorded against the property before the property is sold.

In all cases the donation, open-space easement or restriction must be recorded before the allocation transfer is considered complete. In addition, all bonds, assessments, back taxes, fees and liens affecting the parcel to be retired shall be paid in full, and the sending parcel shall be free of nuisance and hazards.

**Donations**

Donations to the following agencies will be considered by TRPA as parcel retirement for allocation transfer purposes: United States Forest Service, League to Save Lake Tahoe Charitable Trust, Trust for Public Lands, the Tahoe Conservancy (for California properties only), and the Nevada Tahoe Basin Act.
(for Nevada properties only). TRPA does not make any representations regarding the tax consequences of donations as a form of parcel retirement. Persons choosing this option are advised to seek professional advice. Information on who to contact is contained below:

These agencies have different rules regarding the types of parcels they can accept. You should contact them directly for additional information.

United States Forest Service
Lake Tahoe Basin Management Unit
Lands Department
35 College Drive
South Lake Tahoe, CA 96150
(530) 543-2600

League To Save Lake Tahoe
955 Emerald Bay Rd.
South Lake Tahoe, CA 95610
(530) 541-5388

Trust For Public Lands
116 New Montgomery, Ste 300
San Francisco, CA 94105
(415) 435-5660
(800) 729-6428

California Tahoe Conservancy (California Parcels Only)
P.O. Box 7758
South Lake Tahoe, CA 96158
(530) 542-5580

Nevada Tahoe Basin Act (Nevada parcels only)
Division of State Lands
333 West Nye Lane, Room 118
Carson City, NV 89706
(775) 687-4921

Open Space Easements
The TRPA will honor easements placed on individual parcels which retain the parcel in open space in perpetuity. The easement can only be removed with concurrence from the TRPA. While the parcel is held in open space, the property owner is responsible for all taxes and other assessments on the property.

Remember, the open space easement must be RECORDED BEFORE the allocation transfer is considered complete. Examples of an open space easement are available from TRPA, or you may wish to have your attorney propose a form of easement acceptable to TRPA.

Transfer Completion
Upon review of the allocation transfer application, TRPA will issue a NOTICE OF ELIGIBILITY. The transfer is considered complete when the conditions listed on the notice of eligibility are satisfied and the original allocation form is signed by the following applicable parties:
1) Owner of sending parcel.
2) Owner of receiving parcel.
3) Local jurisdiction(s).
4) TRPA.

This must be completed by 5:00 P.M. of the last TRPA working day of the calendar year in which the allocation was issued, or the allocation will be forfeited back to the jurisdiction of origin.

The procedure to apply for a TRPA permit will apply to the receiving parcel. The deadline to make a complete application to the TRPA to build on the receiving parcel is 5:00 P.M. June 1st in the following calendar year of which the allocation was issued.

Residential Development Rights or Residential Units of Use

In addition to residential allocation requirements, new residential development also requires the existence or transfer of residential development rights or banked residential units of use. The only exception is if the proposed project is considered to be affordable housing according to TRPA regulations. If the project is considered to be affordable then the project may be eligible for Bonus Units. Residential Development Rights and Residential Units of Use may be banked and transferred to eligible properties according to Chapters 33 and 34 of the TRPA Code of Ordinances. A parcel must be located in a Transferred Development Right (TDR) Receiving Area as defined in the applicable Community Plan or Plan Area Statement in order to be eligible to receive a transferred Development Right.

A Residential Development Right is the right to potential residential use which is attached to certain parcels in the Region in accordance with TRPA Code Section 50.3. A development right is not a vested right. Parcels with an attached Development Right include the following.

Legally Existing: Parcels legally existing on the effective date of the Regional Plan, July 1, 1987, shall be assigned a development right except as set forth below:

(1) Parcels which are located in Land Capability Districts 4, 5, 6, or 7, are within a community plan area, and are eligible for tourist accommodation or commercial uses, shall not have a development right.

(2) Parcels that contained one or more of the primary uses listed in the Section 18.3 under Residential, Tourist Accommodation, Commercial, or Public Service, on the effective date of the Regional Plan, shall not have a development right, except as otherwise provided in Subsection 50.3.1.

(3) Parcels that contained one or more of the primary uses listed in Section 18.3 under Recreation, on the effective date of the Regional Plan, shall not have a development right, except that parcels with only dispersed outdoor recreation as a primary use shall have a development right.

(4) Parcels that contain one or more of the following uses in Section 21.4 under Resource Management, on the effective date of the Regional Plan, shall not have a development right:
   (a) Tree farms;
   (b) Farm/ranch accessory structure;
   (c) Grazing;
   (d) Range pasture, management;
(e) Range improvement; or
(f) Open space.

(5) Littoral parcels that contain one or more of the primary uses listed in Section 81.3, on the effective date of the Regional Plan, shall not have a development right, except that parcel with the primary use of dispersed water-oriented outdoor recreation, salvage operations, or safety and navigation facilities shall have a development right.

(6) Parcels which are burdened by an easement or other restriction incompatible with a residential use;

(7) Parcels which were created as a result of an eminent domain or similar government action or are otherwise remnants of a prior transaction, and which do not contain sufficient area to construct a single-family residence; and

(8) Parcels which were created for the purpose of public service uses or easements, including, but not limited to, public utilities and public recreation.

A Residential Unit of Use includes legally created secondary residences, employee housing, mobile home dwellings, multiple family dwellings, multi-person dwellings, nursing and personal care facilities, residential care facilities, single family dwellings and summer homes.

Residential Bonus Units

TRPA has developed a Multi-Residential Incentive Program described in Chapter 52 of the TRPA Code of Ordinances. Projects eligible to apply for the receipt of bonus units must comply with certain criteria established in Chapter 52. The Bonus Units are available from a Basin-wide pool established by TRPA. Projects that qualify as Affordable Housing project by the TRPA definition (affordable to 80% of medium County income) may request bonus units. If a project qualifies for bonus units it does not require allocations or development rights. The proposed project must be located in a Plan Area Statement that has a Multi Unit Incentive Program as the Special Designation. It is also beneficial to be located in a Plan Area Statement listed as a Preferred Affordable Housing area. You may also earn bonus units for implementation of EIP projects. This is explained in Chapter 52 of the TRPA Code of Ordinances. Bonus units may not be used for new subdivisions.

Tourist Accommodation Units

The following types of facilities are considered tourist accommodation uses:

Bed and Breakfast: Residential type structures which have been legally converted to, or constructed as, tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided.

Hotels, Motels and Other Transient Dwelling Units: Commercial transient lodging establishments including hotels, motor-hotels, motels, tourist courts or cabins, primarily engaged in providing overnight lodging for the general public whose residence is elsewhere.

Timeshare (Hotel/Motel Design): A right to exclusively use, occupy or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Timeshare (Residential Design): A right to exclusively use, occupy or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.

In order to construct a project that involves new tourist accommodation units within the project area, the units must be obtained in one of the following ways:

**Bonus Units.** If your project is located within an adopted community plan area, the community plan may have tourist accommodation bonus units available. To qualify to obtain bonus units for your project, you must transfer a matching existing tourist accommodation unit for each proposed bonus unit. The number of bonus units that will be assigned to a project depends on points "earned" as a result of providing environmental improvements that are otherwise not required for an individual project. If you are interested in obtaining bonus units for your project, please contact TRPA and ask for a copy of Subsection 52.4 of the TRPA Code of Ordinances. This subsection outlines the transfer and point requirements to obtain bonus units, along with the type of environmental improvement projects eligible to obtain bonus unit points.

**Transfer.** Existing tourist accommodation units can be transferred from one parcel to another. The plan area or community plan in which the project is located must be a receiving area for existing development and the receiving parcel can not be identified as "sensitive" by the TRPA land capability verification. The transfer of tourist accommodation units must be in conjunction with a project and shall be for the exact number of units needed for the project. A separate transfer application is required to be submitted to TRPA.

**Recreation Projects People At One Time (PAOTS)**

Some projects requiring additional recreation development will require PAOTs. TRPA has determined a target number of additional PAOTs to be allocated to projects around the Basin. Proposed projects must be consistent with this plan and not exceed this target number. Chapter 50 of the TRPA Code of Ordinances should be referenced prior to submittal of any application for information on the PAOT system.

Recreation is considered "additional" if it is to be created pursuant to a TRPA approval issued on or after January 1, 1987 and results in an increase in vehicle trips that requires a traffic analysis pursuant to Subsection 65.2.4, or increased floor space of five percent, or 500 square feet, or would increase PAOT capacity. The conversion of an existing non-recreational use to a use constituting a recreation facility is additional recreation subject to this chapter. The following are not "additional" recreation facilities:

1. The reconstruction or replacement, on the same parcel, of recreation facilities legally existing on, or approved before, January 1, 1987;
2. Modifications to legally existing recreation and accessory uses thereto, that do not create additional service capacity;
3. Relocation of legally existing recreation facilities through a transfer approved by TRPA pursuant to Chapter 51; or
4. Dispersed recreation.

No person shall construct a project or commence a use which requires additional PAOTs without first receiving an allocation approved by TRPA. In order to construct the recreation project or commence the additional recreation use, the person proposing same shall comply with all other applicable provisions of this Code.

**Applicable Recreation Uses:** The following recreation uses are subject to PAOT allocation consistent with
the PAOT standards set forth in subparagraph 50.8.3.

(1) **Summer Day Use:** Additional summer day use capacity shall be subject to PAOT allocations as follows:

(a) Uses subject to summer day use PAOT allocation include marinas, boat launching facilities, rural sports, golf courses, visitor information centers, and off-road vehicle courses.

(b) Recreation centers, participant sport facilities, sport assembly, beach recreation, and day use areas, operated by the states’ Departments of Parks and Recreation or their permittees, or by federal agencies or their permittees shall be subject to summer day use PAOT allocation.

(c) Shorezone uses requiring summer day use PAOT allocations include tour boat operation and those portions of beach recreation, commercial boating, or water-oriented outdoor recreation concessions, which provide additional outdoor recreation capacity.

(2) **Winter Day Use:** Additional winter day use capacity shall be subject to PAOT allocation as follows:

(a) Uses subject to winter day use allocation include all downhill ski facilities.

(3) **Overnight Use:** Additional overnight use capacity shall be subject to PAOT allocation as follows:

(a) Uses subject to overnight PAOT allocation include developed campgrounds, group facilities, and recreational vehicle parks.

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**Commercial Floor Area**

Commercial Floor Area (CFA) is the area within the outer walls of a building that has a legally established commercial use. Stairwells and airshafts are excluded from CFA calculations as are parking areas, driveways, and outside stairways and walkways. A deck may be considered commercial floor area if the use is related to the commercial activity, and if existing, was legally established.

In order to construct a commercial project, CFA must be obtained in one of the following ways:

**Allocation.** Distribution of commercial floor area allocations for projects is administered by the local jurisdiction. If the project is located within an adopted community plan area, the community plan addresses the method of allocation. Prior to an application being submitted to TRPA, the local jurisdiction must confirm that an allocation has been assigned to your project.

**Transfer.** Existing commercial floor area can be transferred from one parcel to another. The plan area or community plan in which the project is located must be a receiving area for existing development and the receiving parcel cannot be identified as “sensitive” by the land capability verification. A transfer of CFA must be in conjunction with a project and shall be for the exact amount need for the project. A separate transfer application is required to be submitted to TRPA.

**Expansion.** Additions to legally established CFA of 500 square feet or 5% of the existing commercial floor area (whichever is less) may be permitted. This expansion option is available only once in a ten year period for the entire project area. The existing structure and any subsequent additions must have physically existed a minimum of one year prior to the proposed expansion. The expansion cannot be
built in conjunction with any other addition for the project area. Any increases in daily vehicle trip ends (dvte) cannot exceed 100.

PROJECT DESIGN REQUIREMENTS

Residential

Building Setback Requirements
For parcels abutting a TRPA Scenic Roadway Unit (typically all highway corridors), the minimum building setback shall be 20 feet from the road right-of-way. This 20 foot setback on Scenic Roadway units may be reduced providing the reduced setback is approved by the appropriate local jurisdiction (City/County) and TRPA finds that the project will not cause a decrease in the Scenic Quality Rating for the area. For parcels not abutting a TRPA Scenic Roadway Unit, the setback requirements of the local jurisdiction shall apply. The setback requirements from stream environment zones (SEZs) as stated in Chapter 53 of the TRPA Code shall apply to all parcels containing SEZs.

Resource Conservation Requirements
The Regional Plan requires several resource conservation measures to be implemented on all new homes and additions to existing homes.

Plumbing Fixtures, Space and Water Heaters, and Wood Heaters: The TRPA Regional Plan requires that all new construction in the Basin have space and water heaters which emit low levels of nitrogen oxides, and low emission wood heaters. These items must be shown on the final construction drawings, and will be checked by the TRPA. The standards for each of the above mentioned items appear below:

Low Flow Plumbing Fixtures
Toilets – maximum 3.5 gallon tanks
Showerheads – maximum flow: three gallons per minute
Faucets – must contain either a pressure compensating aerator or a non-pressure compensating aerator with low flow setting
Appliances – shall be water efficient

Gas Heaters
All gas and propane fired central furnaces and water heaters shall not emit nitrogen oxides (calculated as nitrogen dioxide) in excess of the standards contained in Chapter 65 of the TRPA Code.

Wood Heaters
All new wood heaters installed in the Tahoe Basin must meet certain emission standards. A list of TRPA approved wood heaters is available at the TRPA office.

Energy Codes
All new construction within the Basin (including additions) must meet applicable heat loss standards. Compliance with this restriction will be determined by the local building department or other state agency.

Height
Any proposed addition or rebuild must conform to TRPA height standards. Height is measured from the lowest point of natural grade along the exterior wall of the building to the highest ridge.
Allowable height is determined by the proposed roof pitch and the slope across the building site. If more than one roof pitch is proposed, than the dominant roof pitch (i.e., the roof pitch with over 50 percent roof area) must be used to determine allowable height. If no one roof pitch is dominant, allowable height for each roof pitch is calculated independently.

The slope across the building site is calculated as (rise/run) x (100%). “Rise” is the elevation change across the middle of the building site. “Run” is the length taken through the middle of the building site measured at right angles to the contours.

For any building or addition proposed over 26 feet in height, TRPA must make specific findings. If your project will exceed 26 feet in height review TRPA Code Chapter 37.
Measurement of Height

Cross Slope Calculation

\[(17.0' - 12.5') \div 100' - 0" = 4.5\%\]
Driveways and Parking

All proposed driveways must meet TRPA minimum standards for length, width, and slope. All driveways must be paved. If a garage exists or is proposed, the driveway must be at least as wide as the garage doors for a minimum distance of 15 feet from the garage doors. All driveways must be at least 10 feet wide. The slope of the driveway must be a minimum of two percent and a maximum of 10 percent.
Driveway slopes of up to 15 percent may be permitted if a special determination is made that excess excavation would be required to achieve a 10 percent slope.

Each residence must have at least two on-site parking spaces. A garage or carport (either single- or multi-car) counts as one parking space. Most local jurisdictions have their own driveway and parking standards. Contact your local planning or building department to insure that your proposed project meets all local jurisdiction requirements.

If your project is located within an adopted community plan, the community plan will outline the driveway and parking requirements. In general, two-way driveways shall have a minimum width of 20 feet and a maximum width of 30 feet. The number of driveways permitted per project depends on the size of the project area and the traffic impacts associated with the project. The actual number of parking spaces is determined by the community plan, or if not located within a community plan, by the local jurisdiction.

Secondary Residences

Parcels greater than one acre in size are eligible for a secondary residence such as a caretaker’s residence or guest house. Other than a guest house, the types of permissible detached accessory structures are limited under TRPA rules and ordinances. A secondary residence is considered a residential unit subject to the residential allocation limitations and transfer provisions; please contact TRPA for additional information.

Site Considerations for All Projects During Construction

Protection of Existing Vegetation
The vegetation existing on your property represents an investment of many growing seasons. It provides many important natural functions such as erosion and sediment control, nutrient cycling, wildlife habitats, dust control, as well as providing a basis for attractive, drought tolerant, low maintenance landscaping. With proper protection measures taken during construction, this resource can be preserved to continue these essential functions. These measures include the following:

1) Place protective fencing within six feet of all vegetation and the proposed construction area.
2) Park on street or driveway; not on open areas or adjacent lots.
3) Cuts and/or fills in areas inside the dripline of trees shall be avoided.
4) Utilize common utility trenches.
5) Place building materials inside of the foundation or on the driveway.
6) Build driveways and parking areas first, whenever possible and work from these areas.

Vegetation Protective Fencing
Snow fencing, chicken wire, or metal fence posts topped with at least two strands of 16 gauge or heavier wire are examples of acceptable types of fencing. All fences shall be at least three feet high and should be located at the dripline of trees or at the edge of small shrubs or other types of vegetation. Fencing should also surround the construction site and should extend across the front of the lot except for the driveway location.
Vegetation Protection Fencing

**NOTES:**

1. Placing any material, temporary or otherwise, within protective fencing or entering protection areas may result in up to a $5,000 penalty per violation per day. (Sec. 65.2.1 and 3)
2. These conditions are part of all projects as conditions of attachments R, S, and Q.
3. Metal or wire mesh fencing may be required.

Fencing Around Construction Site
(Sect. 30.14)
**Best Management Practices (BMPs)**

All projects are required to install both temporary and permanent Best Management Practices (BMPs) for the entire parcel or project area. Temporary BMPs are used during the construction to capture sediment from the construction area and to protect existing vegetation. Temporary BMPs typically include erosion control barriers and vegetation protection fencing. During construction, vehicles should park on existing paved surfaces. Excavated material should be stockpiled on paved surfaces, and work should be concentrated on these areas whenever possible.

Permanent BMPs are intended to prevent erosion and infiltrate runoff. Permanent BMPs include infiltration trenches under roof driplines, driveway paving, infiltration devices to catch driveway runoff, gravel under raised decks and stairways, slope stabilization, revegetation of bare areas, and parking barriers to restrict vehicles to paved surfaces. Infiltration devices must be able to infiltrate runoff from a 20 year/1 hour storm event. For additional information on BMPs, please refer to the TRPA Handbook of Best Management Practices or request A Property Owner’s Guide to Improving Water Quality (both available from TRPA).

A refundable security will be collected as a condition of project approval to insure that BMPs are installed on the project site as shown on the approved plans. Securities typically equal 110 percent of the estimated cost to install all required BMPs. This amount is determined by using the BMP Cost Estimate Worksheet available at TRPA. Your security will be refunded to you after your project is complete and a final inspection of the project has been performed. For the security to be released, all permanent erosion control measures must be in place and functioning, and native vegetation must be established in all disturbed areas. It is your responsibility to contact TRPA or the appropriate local building department to arrange for your final inspection.

**Temporary Erosion Controls**

During the summer building seasons, the Tahoe Basin often experiences sudden and unexpected thunder storms. These storms can produce high amounts of precipitation resulting in runoff from the site.

Storm runoff from a construction site will pick up loose sediments and nutrients, and carry them into nearby drainages and eventually into Lake Tahoe. In order to reduce the nutrient load being introduced into the Lake, it is necessary to retain erosion caused sediment both temporarily and permanently. The following temporary and permanent erosion controls shall be incorporated before, during, and after construction.

**Winterization of Sites**

All sites must be winterized no later than October 15. Winterization includes mulching of all disturbed soils, stabilization of all cuts and fills, general clean up of construction debris, gravelling of the driveway and parking areas on inactive construction sites, paving the driveway and parking areas on active construction sites and insuring that all temporary erosion controls are functioning.

**Temporary Sediment Barriers**

Prior to any excavation activity, a sediment barrier shall be constructed downslope of construction activity so that it retains possible sediment laden runoff from soils stockpiled on site or left barren by construction activity. Barriers shall be properly maintained and left on site until permanent erosion controls are in effect. Any sediment trapped by the barriers needs to be properly collected and removed from the site prior to removing the barrier. The following types of barriers are acceptable.

**Filter Fabric Fence**
A filter fabric fence is an effective method to filter out sediments before they can reach a drainage system. Filter fences are easy to maintain and remove, and can be used a number of times. The fence shall be installed along the contour of the slope, and care must be taken to insure that all runoff will pass through the fence and not over, under or around it. Filter fences are not suitable for areas which would be subject to vehicular traffic or for rocky areas. Sediment trapped behind the fence must be removed to a stable location after large storms or after several small storms.

All filter fences must be supported with “T”-section fence posts and “hogwire” (four inch by four inch or six inch by six inch wire mesh) or “chicken wire” of #14 or heavier gauge wire. A trench should then be excavated at the uphill base of the fence to a depth of at least six inches. Filter cloth (mirafi 140 or equivalent) is then draped over the wire fencing material and lowered into the trench. The trench shall then be backfilled to grade and compacted.
Filter Berm
If a driveway is to be constructed across an area that requires a temporary erosion control structure, a filter berm should be constructed across the drive. Filter berms are gravel berms approximately three feet wide at the base, one foot wide at the crest, and one foot high. The berm should extend across the drive and tie into the filter fence at each end. Filter berms should be constructed with ¾ to 1½ inch gravel, and require approximately one cubic yard of gravel per five lineal feet of berm.

Protection of Soil Mounds
Soil mounds or spoil piles are to be protected by encircling them with or a combination of coir logs, filter fabric fence, or by covering them with mulch or plastic. Soil mounds or piles do not have to be protected during periods of active construction; however, if the site will be idle for more than one week or if a storm is eminent, the mounds must be protected. If the site is to be idle for more than three months, plastic should not be used since it breaks apart after lengthy exposure to the elements. The materials for protecting the soil mounds must be stored on site as long as the mounds will be present. This includes materials to hold the plastic or mulch in place.

Temporary Stabilization of Disturbed Soils
The preferred method of temporarily stabilizing disturbed soils is to mulch them with pine needle mulch or wood chips. The application should uniformly cover the ground with three to five inches of pine needle mulch or two to three inches of wood chips. On steeper slopes (over 20 percent) use jute net that is mechanically held in place. In all cases, disturbed soils must be mulched or otherwise stabilized by October 15.

Permanent Erosion Controls
The best permanent erosion control method is to leave the site in its natural state. The foliage of the existing vegetation and the forest duff layer protect the soil from raindrop impact, and the roots help hold the soil in place. However, road and driveway construction often creates unstable cut and fill slopes,
while building construction disturbs and compacts the adjacent soil. These areas must be permanently stabilized to insure that they don’t erode in the future.

During the initial stages of construction (prior to subfloor), all unstable soils that will not be directly affected by construction activities shall be stabilized. Slopes with an angle more than two horizontal units to one vertical unit (2:1) shall be mechanically stabilized unless Best Available Technology allows for revegetation. Slopes with less than 2:1 slope shall be seeded and mulched. Methods to retain the mulch may be needed on exposed or sloping sites. Unstable roadside drainages shall also be stabilized. All unstable soils must be stabilized by the end of construction or by October 15, whichever comes first. In some cases it may be beneficial to use a combination of the following methods.

2:1 Slopes or Less
The preferred method of stabilizing these slopes is the seeding and/or planting of native vegetation. Native vegetation is recommended because it is adapted to the Basin’s soils and climate. Often times it requires little to no maintenance and fertilizer once it is established, and it blends in well with the surrounding area. In some cases maintenance and fertilizer is necessary to establish the plants. A list of native species is available from TRPA or in the Home Landscaping Guide for Lake Tahoe and Vicinity also available from TRPA.

Often times the most effective method to establish vegetation is to mulch the area with pine needle mulch or wood chips, or some other suitable material in conjunction with seeding and fertilizing. Mulch protects the seed, protects the soil surface and retains valuable moisture. The following method to stabilize a disturbed or impacted area should be used:

1) Test soil prior to revegetation to determine if amendments are needed to provide nutrients to sustain plant growth.
2) Decompact area to be seeded.
3) Seed, fertilize and amend with organic matter at recommended rates.
4) Lightly rake area so seed is covered with soil.
5) Mulch the area with pine needles or wood chips.
6) If seeding is done from spring through August, the area must be irrigated. If the area is not seeded by August, seeding operations should not be done until the weather gets cold or just prior to the first snow (usually late October through early November).
7) Till soil to at least 12” incorporating organic matter to reduce the amount of irrigation needed.
8) Irrigate with lot flow sprinkler heads to allow slow, steady infiltration deep into the soil.
Slopes Greater Than 2:1
Slopes that exceed an angle of two horizontal units to one vertical unit (2:1) may need to be mechanically stabilized by any of the following methods. In some cases, with the proper design, slopes up to 1.5:1 can be revegetated. Contact TRPA for information this process. It may be necessary to utilize the services of a professional revegetation expert for slopes steeper than 2:1.

Rock Riprap
Dig a trench approximately one foot wide and one foot deep at the bottom of the slope. Seed and mulch slope with pine needles or wood chips. Place rocks at the bottom of the slope (in the trench) first. These should be the largest rocks (approximately one to two feet in diameter). Continue placing rocks up the slope, filling all voids with smaller rocks. Rock sizes should range from three inches to two feet in diameter.
**Redwood Retaining Wall**
Set bottom course of redwood posts into rigid base foundation material and secure with a concrete collar. Install planking on the upslope side of posts, providing enough vertical spacing between planks to allow for drainage. Backfill behind the wall with material from the slope above and revegetate.

**Terracing**
Either of the two methods above can be used to create terraces instead of a single large retaining wall. The same procedures and specifications apply for each wall as shown above.

**Drainage Ditches/Roadside Drainage**
Often times typical roadside drainage ditches are unstable and are a continuing source of sediment. The preferred method of stabilization is to rock-line the ditch with three to six inch cobbles. The cobbles should be placed so that they uniformly cover the bottom and sides of the ditch. Some ditches may carry flow sufficient to remove this size rock. In these special cases, staff will notify the applicant of any different stabilization methods that will be required.
Site Runoff Containment Requirements
All structures in the Lake Tahoe Basin are required to have infiltration facilities installed so that runoff generated by a 20 year, one hour storm, is infiltrated on site. Other impervious surfaces such as driveways, walkways and patios shall also have infiltration facilities to infiltrate runoff generated by these types of surfaces. Below are examples of these types of facilities.

Dripline Trenches
The purpose of a dripline trench is to dissipate the energy of a falling drop of water. Dripline trenches shall be constructed under all roof eaves. Sizing of a dripline trench depends on the distance the raindrop falls. For most roof eaves, however, dripline trenches must be at least 18 inches wide, 8 inches deep, and filled with ¾ to 1 ½ inch drainrock.

In cases where a dripline infiltration trench is placed on a slope, the effectiveness of the trench is greatly diminished. In these cases, a dripline trench should be constructed which leads to a separate infiltration trench or drywell installed at the base of the slope. On steeper slopes (20 percent or greater), baffles must be placed in the dripline trench.
Infiltration Trenches
Infiltration trenches are designed to assist in infiltrating runoff into the soil. Infiltration trenches may be incorporated into the dripline trench (i.e., a dripline infiltration trench) or may be a separate structure. Infiltration trenches can be used to infiltrate runoff derived from impervious surfaces such as rooftops, driveways, walkways and patios. All infiltration trenches should be filled with ¾ to 1 ½ inch drainrock. When infiltration trenches are bordered with boards, the trench should be made deeper to accommodate the board’s width.
Driveway Infiltration Systems
Driveways sometime present special problems for infiltration systems. The preferred method is to construct an infiltration trench alongside the driveway. The driveway should have a two to three percent slope leading to the trench. On steeper sloping drives (five percent or greater) other methods to infiltrate runoff such as slot drains are more effective. Another alternative would be to construct a cross drain or valley gutter. The cross drain should slope toward one side of the drive and would need to lead to a dry well.
**Dry Wells**
A dry well is another type of infiltration facility which can be used to infiltrate runoff. Dry wells should be used with gutter and downspout systems, and with dripline trenches on slopes over 15 percent. Dry wells can also be used to infiltrate driveway or parking pad runoff. Dry wells should be placed under the discharge end of a downspout or drain and should be sized so that the volume of the dry well is the same or larger than the volume of a properly sized infiltration trench if the trench were to be constructed instead. Dry wells should also be filled with ¾ to 1 ½ inch drainrock.

**Grading**
Generally, grading, excavation, and filling is only permitted between May 1st and October 15th. Grading, excavation, or filling is not permitted after October 15th; during periods of precipitation; when the site is covered with snow; or when the site is saturated, muddy, or unstable. Small amounts of grading, excavation, or filling not associated with a project may be considered exempt or qualified exempt from TRPA review; please refer to the TRPA Exempt/Qualified Exempt Reference Guide for additional information. Grading, excavation, or filling required for a project will be reviewed as part of the project application. Any amount of grading, excavation, or filling in a stream environment zone (SEZ), a flood plain, or in the shorezone is generally prohibited. Proper erosion control measures, such as erosion control fences, must be in place before any grading, excavation, or filling is initiated.
**Excavation Limitations**

Excavation depth is measured from natural grade to the bottom of footing or foundation. Required excavation is estimated by subtracting the proposed finish floor elevation from the natural grade elevation and allowing an additional 28 inches for traditional perimeter foundations and an additional 18 inches for slabs-on-grade. (Please provide a foundation detail prepared by a qualified engineer if your project utilizes a non-traditional foundation design.) If excavation greater than 5 feet is proposed, or if there is a reasonable possibility that groundwater may be intercepted, a Soils/Hydrologic report will be required. This report will identify the depth to groundwater, provide the maximum depth of excavation permitted, and discuss stabilization methods needed during excavation. This report must be completed prior to the submittal of a project application. Contact TRPA for a Soils/Hydrologic report application.

**Plan Area Statements (PAS)**

Plan Area maps and policy statements are TRPA’s version of zoning. In some instances, your property may be identified as a special use or have special considerations that must be addressed. If the proposed use is not identified in the PAS as an allowed use, a PAS Amendment will be required before an approval can be issued for your project. Contact TRPA if you have questions about plan area statements and your property. Local jurisdictions in the Tahoe Basin have their own zoning regulations. Contact the appropriate local planning department if you have questions on local zoning restrictions.

**Natural Hazards**

Development within the Tahoe Basin may be subject to damage from natural hazards such as flooding or avalanche. To protect life and property, TRPA strictly regulates development within flood plains and avalanche areas. If your property is within the 100-year flood plain, additional development is generally prohibited. Grading, excavation, and filling is also prohibited within the 100-year flood plain. If your parcel is in an area designated as at-risk for avalanche, an avalanche study will be required prior to approval of any additional development on the parcel.

**Historic or Prehistoric Resources**

Special rules apply when rebuilding or modifying a historic structure or when your project may impact an identified historic resource. A structure may be considered historic under TRPA rules if it is greater than 50 years old. Prehistoric and historic resources within the Basin have been inventoried by TRPA; if your project has the potential to impact an identified prehistoric or historic resource, you will be notified by TRPA or local jurisdiction staff during project review.

**Backshore Boundary Determinations**

If you own a lakefront parcel, you will be required to show the location of the backshore boundary on your project plans. The backshore encompasses the area from the high water line (Elevation 6229.1’) to the upland limits of instability. The location of the backshore boundary must be verified by TRPA staff prior to submittal of a project application. Please contact TRPA for the appropriate application.

**SCENIC QUALITY**

If your project is visible from Lake Tahoe, one of the highways in the Basin, Pioneer Trail, or a public recreation area or bikeway, the potential scenic impacts of your project must be addressed. A Scenic Quality Reference Guide is included with this packet to assist you. All applications must submit the Scenic Impact Assessment Form included in the Reference Guide. If your site is visible from a scenic corridor or resource, your project must be reviewed by TRPA except in El Dorado County. If your project
is located within El Dorado County, the local building department may be able to review your project even if it is visible from a scenic corridor or resource; please contact TRPA or the El Dorado County Building Department to determine where to submit your project. If your project is visible from a scenic corridor or resource, additional items must be submitted with your application. A checklist is provided on the Scenic Impact Assessment Form.

**Background**

Scenic quality is one of the Lake Tahoe Basin’s most important resources. The Tahoe Regional Planning Compact requires the TRPA to ensure the preservation and enhancement of existing resources. To meet this requirement, TRPA adopted a Regional Plan which established environmental thresholds for identified resources (including scenic quality) and developed policies, programs and ordinances to ensure these thresholds will be achieved and maintained. The adopted scenic quality thresholds represent the minimum standards for scenic quality in the Lake Tahoe Basin.

To protect scenic quality thresholds, specific areas have been identified as scenic corridors or scenic resources. Scenic corridors include views from Lake Tahoe and from all highways and Pioneer Trail in the Lake Tahoe Basin. These corridors have been divided into 33 shoreline and 45 roadway units. The scenic quality of these units was rated in 1982 and then again in 1986, 1991 and 1996. The ratings received by these units indicate if the area is “in attainment,” (meeting the scenic threshold standards) or not “in attainment” (not meeting the scenic threshold standards). The TRPA Scenic Quality Improvement Program (SQIP) includes narratives that identify problems and potential scenic improvements for units not “in attainment”. Within each scenic highway and shoreline unit, significant individual natural views were identified as scenic resources; these resources and their scenic quality ratings are discussed in the 1993 Lake Tahoe Basin Scenic Resource Inventory.

In addition to the scenic corridors and resources, views from 37 public recreation areas and 11 bikeway segments have been identified as scenic resources. Views from these areas were considered of value because they are generally major public gathering places where people linger and focus attention on the scenery around them. The 1993 Lake Tahoe Basin Scenic Resource Evaluation discusses each recreation area and bikeway and includes recommendations for preserving and enhancing scenic quality.

**Projects and Scenic Resources**

When applying for a project permit, it is necessary to determine if the project will be visible from a scenic corridor, recreation area or bikeway or will block or modify the view of an identified scenic resource. Visibility from a scenic corridor or area does not always mean the project is immediately adjacent to the corridor or resource. Many structures are visible from Lake Tahoe and from roadway units from distant views. A general rule is that if you can see the corridor or resource from the project area, the potential exists for the project to be visible from the same scenic corridor or resource.

If the project is visible from a corridor or resource that is “in attainment,” the project will need to demonstrate no degradation to scenic quality. If the project is visible from a corridor or resource that is not “in attainment,” the project will need to demonstrate an improvement to scenic quality.

The scenic documents referenced above are available for viewing at TRPA. Copies of relevant portions of these documents can be made for a nominal fee, or if you desire, the entire document can be purchased.

**Scenic Mitigation Measures**

When designing a project that will be visible from a scenic corridor or resource, appropriate design elements can greatly reduce scenic impacts. TRPA recommends the following items be incorporated when designing a project. For additional suggestions, see the TRPA Design Review Guidelines.
• Preserve as much existing vegetation and topography as possible while providing for defensible space from fire. Incorporate the structure into the existing setting to reduce grading and vegetation removal.

• Incorporate landscaping including vegetative screening using clustered tree and shrub planting to balance man-made features with the natural environment. Landscape plans for scenic mitigation must also be approved by the local fire protection district or department. Native vegetation should be used as much as possible. A list of recommended species is available from TRPA.

• Increase the setback of buildings from the roadway or shoreline.

• Increase the "shadow area" of facades to reduce window reflection and help the structure recede into the backdrop by incorporating covered porches, extending roof overhangs and gable cross bracing.

• Reduce the amount of visible glass, break up large spans of windows, use smaller windows, and use wood deck railings.

• Remove or reduce structure(s) near the lake.

• Remove fencing which blocks views.

• Increase the articulation of visible facades to create variety and interest. This can be accomplished by incorporating cross gables, dormers and by varying the building setbacks.

• Select colors and materials compatible with the surrounding natural environment. Earthtone colors are considered to be darker shades of reddish-brown, brown, ochre, umber and green.

• Use non-reflective materials especially for roofs and vents.

• Review narratives of scenic corridors and resources to identify scenic quality improvements for a specific area.

• Reduce clutter, overhead wires, unnecessary lighting, poles, signs, etc.

• Reduce the size/height of proposed structures, i.e., single story versus two or three stories.

• Screen parking and storage areas.

If more information is needed to evaluate a proposed project, TRPA staff may request a scenic analysis prepared by a qualified professional. The scenic analysis contains both a written and a simulated analysis.

• The written analysis will include:
  • A brief discussion of the applicable scenic ratings and a project description.
  • An evaluation of the project’s potential impact on the scenic ratings.
  • An identification of proposed mitigation measures necessary to reduce the identified impacts.

• Acceptable simulation formats include:
  • Computer-Assisted Image
  • Rendering on Color Photograph or Color Xerox
  • Wire-Frame Diagram on Color Photograph

If your project requires a scenic analysis, staff will identify the specific requirements for your analysis.

**SIGNS**

If your project is located within the City of South Lake Tahoe, or within adopted Community Plan areas within Placer County, the local jurisdiction will review the signs associated with your project. If your project is located within an adopted community plan, the community plan outlines the standards for both building and freestanding signs. A sign information packet checklist is available from TRPA which includes the sign standards and application forms.
SUBDIVISION STANDARDS – CHAPTER 39

Limitations on New Subdivisions: New subdivisions shall not create new development potential in the Region. New subdivisions shall be reviewed in accordance with the applicable provisions of this Code. Only the following types of subdivisions may be approved provided TRPA finds they do not increase new development potential:

Conveyance to Public Entity: Subdivisions of land for the purpose of conveying the newly created parcel to a government agency, or public entity as defined above, provided the subdivision is in compliance with the following standards:

(1) Acquisition Program Conveyances: The standards for conveyances to the United States, the California Tahoe Conservancy, or the Nevada Division of State Lands, pursuant to a program established by statute for the purposes of acquiring lands for open space, water quality, or recreational uses, are:

(a) If the original parcel had an existing residential development right, the conveyance shall specify which parcel is assigned the residential development right. Likewise, the approval shall specify the coverage assigned to all parcels and shall specify that the maximum coverage on the existing and the newly created parcels shall not exceed the amount which would have been permitted prior to the subdivision.

(b) The TRPA subdivision approval shall only take effect upon the transfer of the subdivided parcel to either the United States, the California Tahoe Conservancy, or the Nevada Division of State Lands.

(2) General Conveyances: The standards for other conveyances are:

(a) If the original parcel had an existing residential development right, a deed restriction, or other covenant running with the land shall be recorded establishing which parcel shall be assigned the residential development right.

(b) The parcel conveyed to the government agency or public entity shall be permanently restricted by deed restriction or other covenant running with the land to the public service, public recreation, public resource management use, or open space.

(c) If the original parcel contains existing land coverage, deed restrictions, or other covenants running with the land, a deed restriction or other covenant running with the land shall be recorded against the original and newly created parcels ensuring that the allowable and maximum coverages on the parcels shall not exceed the amount which would have been permitted prior to the subdivision. In the case where existing land coverage exceeds the Bailey coefficients, the restriction shall ensure that future land coverage calculations shall be made as if the parcels had not been subdivided.

Cemetery Lots: Divisions of land for the purpose of creating cemetery lots.

Litigation: Division of land ordered by a federal or state court of competent jurisdiction as a result of bona fide, adversary legal proceedings to which TRPA is a party or is otherwise legally bound. Any such division of land or approval of any other project or action resulting from such legal proceedings, shall be pursuant to an evaluation of the effect of such division or approval upon the Regional Plan, the environmental thresholds, and other requirements of the Compact. Based on the above evaluation, TRPA shall make appropriate adjustments to the regional plan.
Modifications to Existing Parcels and Subdivisions: Modifications to existing subdivisions or parcels, including parcel consolidations, which do not have adverse impacts upon the health, safety, general welfare, or environment of the Region. Modifications shall be reviewed in accordance with the applicable provisions of Chapter 39 of the TRPA Code of Ordinances. Modifications to an existing subdivision or parcel shall not create a greater number of parcels than that which currently exists.

Conversions of Pre-1987 Structures: Conversion of an existing structure, as defined in Chapter 2, and which was approved prior to the effective date of the 1987 Regional Plan (July 1, 1987), to a stock cooperative, community apartment, condominium, or any other form of divided interest; which does not have an adverse impact upon the health, safety, general welfare or environment of the Region. Conversions of eligible existing structures shall be reviewed in accordance with the applicable provisions of Chapter 39 of the TRPA Code of Ordinances.

Resubdivision: Resubdivision, adjustment, or consolidation, or parcels within an existing urban area, as part of a TRPA-approved redevelopment plan. Such projects shall be reviewed in accordance with the applicable provisions of Chapter 39 from the TRPA Code of Ordinances.

Subdivision of Post-1987 Projects: Subdivision through condominiums, community apartments, or stock cooperatives, within an existing urban area, in conjunction with the approval of a project associated with an approved transfer of development, or otherwise in accordance with the provisions of the Regional Plan and Code. In order to subdivide a project under this subsection, the project shall be new development approved pursuant to the 1987 Regional Plan, as amended, prior to the approval of the subdivision. The subdivision shall not result in a greater amount, a different location, or a greater rate of development than otherwise permitted by the Regional Plan and Code. Subdivisions under this subsection shall be reviewed and approved in accordance with the applicable provisions of Chapter 39 of the TRPA Code of Ordinances.

SHOREZONE DESIGN STANDARDS
The standard conditions of approval for Shorezone Projects is included in Attachment S at the end of this document.

Shoreline Tolerance Districts
All projects and activities within the shoreline must comply with the applicable regulations and standards of the Shoreline Tolerance District in which the project or activity is located. There are eight (8) Shoreline Tolerance Districts identified along the shoreline of Lake Tahoe, Fallen Leaf Lake and Cascade Lake. The following table outlines the development standards applicable to each district.

<table>
<thead>
<tr>
<th>Shoreline Tolerance District</th>
<th>Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Access to the shoreline must be restricted to Planned footpaths; vegetation may not be manipulated; backshore wetlands may not be drained or modified; new development and replacement of existing land coverage in the backshore will be regulated in accordance with the stream environment zone (SEZ) regulations.</td>
</tr>
<tr>
<td>2 and 3</td>
<td>Permitted development or continued use may be subject to installation and maintenance of vegetation to stabilize and protect eroding areas; projects will not be permitted in the backshore unless unlikely to accelerate or</td>
</tr>
</tbody>
</table>

SHOREZONE DESIGN STANDARDS
The standard conditions of approval for Shorezone Projects is included in Attachment S at the end of this document.
initiate erosion; and access to the shoreline will be restricted to stabilized access ways.

4 and 5
Permitted development or continued use may be subject to installation and maintenance of vegetation to stabilize and protect eroding areas; projects will not be permitted unless unlikely to require mechanical stabilization of cliff areas or to accelerate erosion or beach loss; access to the shoreline will be restricted to stabilized access ways; access to buoys must be designed to cause the least environmental harm to the foreshore and backshore; access to piers, floating platforms and boat ramps must be designed to cause the least possible alternation to the natural backshore.

6, 7, and 8
Vehicular access to the shoreline will not be permitted except where access will not cause environmental harm; and boat launching facilities and marinas must be located where nearshore shelf is of sufficient width to enable construction and use without potential for significant shelf erosion.

Nearshore/Foreshore Development Standards:

All projects and activities located in the nearshore or foreshore of any lake or in any lagoon must comply with the development standards listed below. In addition, TRPA’s review of the project will include all existing structures, uses, and activities in the nearshore, foreshore, backshore, and remaining littoral parcel to ensure adequacy of all facilities related to the project. The following table outlines the development standards applicable to each category of project:

PROJECT TYPE: DEVELOPMENT STANDARDS:
Piers
1) A maximum of one pier per littoral parcel may be permitted; 2) placement is prohibited within 200 feet of certain streams; 3) placement is prohibited in prime fish habitat areas; 4) the structure may not extend beyond the TRPA pierhead line or lake bottom elevation 6219.0 feet; 5) placement may be within an area enclosed by lines that are parallel to and a minimum of 20 feet inward of the parcel lines (a setback of 5 feet will be required for existing structures); 7) pier decks may not extend above elevation 6232.0 feet (additional height may be permitted for safety reasons); 8) boat lifts, pilings and handrails may not extend more than four feet above the pier deck; 9) piers must be floating or have 90 percent open foundation; 10) superstructures, (boathouses, etc.) may not be permitted; and 11) fueling facilities may not be permitted on piers where the primary use of the littoral parcel is residential.

Boat Ramps
1) A maximum of one boat ramp per littoral parcel may be permitted; 2) placement is prohibited within 200 feet of certain streams; 3) placement is prohibited in prime fish habitat areas; 4) placement must be within an area enclosed by lines that are parallel to and a minimum of 20 feet inward of the parcel lines a) setback of five feet will be required for existing structures; 5) structures may not extend beyond an elevation of 6219.0 feet or 75 feet in length, whichever is less (marine railways may be permitted additional
length); 6) structures may not exceed 10 feet in width; and 7) structures must be constructed from fabricated materials (metal grates or rails are preferred).

**Note:** Standards #1, 4, and 6 may be waived for TRPA-recognized multiple-use ramps.

**Mooring Buoys**

1) A maximum of two buoys per littoral parcel may be permitted; 2) placement is prohibited within 200 feet of certain streams; 3) placement is prohibited in prime fish habitat areas; 4) placement may not occur any further lakeward than necessary for safe mooring (350' from highwater line maximum); 5) placement must be within an area enclosed by lines that are parallel to and a minimum of 20 feet inward of the parcel lines; and 6) placement must comply with construction specifications contained in the California Waterway Marking System or as otherwise required by the U.S. Army Corps of Engineers or U.S. Coast Guard.

**Note:** Standards 1 and 4 above, may be waived for TRPA-recognized multi-use buoys.

**Floating Docks**

1) A maximum of one floating dock per littoral parcel be permitted; 2) placement is prohibited within 200 feet of certain streams; 3) placement is prohibited in prime fish habitat areas; 4) placement may not extend beyond the TRPA pierhead line or elevation 6219.0 feet, whichever is less; 5) placement must be within an area enclosed by lines that are parallel to and a minimum of 20 feet inward of the parcel lines (a setback of five feet will be required for existing facilities); 6) the area of the structure may not exceed 100 square feet or 15 lineal feet on any side; 7) the structure may not project more than 3 feet above water level; and 8) structures attached to piers must conform to standards #6 through #11 for piers listed above.

**Note:** Standards #1, 5 and 6 above, may be waived for TRPA-recognized multiple-use floating docks and platforms.

**Multiple-Use**

1) Placement of new piers must comply with pier facilities standards #1 through #5 above; 2) placement of new boat ramps must comply with boat ramp standards #1 through #5 above; 3) placement of mooring buoys must comply with mooring standards #1 through #5 above; 4) placement of floating docks and platforms must comply with floating docks and platform standards #1 through #5 above; and 5) for existing TRPA-recognized multiple-use facilities, the above-referenced standards will serve as guidelines.

**Safety and Navigation**

1) New safety and navigation structures may be Permitted only upon recommendation of the U.S. Army Corps of Engineers or U.S. Coast Guard.

**Structures and Uses**

1) The location, design and construction standards referenced in this section (nearshore and foreshore
Other Than Lake Tahoe standards) will serve as guidelines until memorandums of understanding between TRPA and the appropriate homeowners association addressing required standards are established.

Jetties and Breakwaters

1) Structures may not be permitted in locations where beach erosion or loss of sediment from the shorezone is likely; 2) structures must have openings which allow adequate free circulation of water and sediment unless certain findings required by the TRPA Code can be made; 3) the size, number and locations of openings must be sufficient to avoid interference with littoral drift, shoreline erosion and harm to water quality and clarity; and 4) rock and other material for construction within the shorezone.

Fences

1) Structures may not be permitted in the nearshore/foreshore area except to protect the health or safety of the general public or to protect property adjacent to the public lake access areas from trespass; and 2) structures may be at least 90 percent open and maintained to be free of debris.

Marinas

1) New marinas and major expansions of existing marinas must include TRPA-approved Master Plan and Environmental Impact Statement (EIS); 2) new marinas and expansions (10 boat slips or more) of existing marinas must comply with the following:

   a. Provide public restrooms, fueling facilities, chemical fire retardant system, trash receptacles, and sewage pump-out facilities (commercial marinas/harbors);
   b. Design boat washing facilities, if any, to be connected to a sewer system or TRPA-approved alternate system.
   c. Provide emergency and standard shut-off systems for gas pumping facilities;
   d. Provide adequate parking to accommodate all uses and activities; and
   e. Provide water treatment systems for waters contained within the marina; and,

3) Monitoring of water quality, current patterns and intensities, wind patterns, and shore alterations maybe required.

Shoreline Protective

1) Sloping permeable revetment is the preferred design; 2) structure bulkheads, gabions and other vertical revetments are not permitted unless a sloping permeable revetment is not feasible, the proposed structure will not cause significant erosion or modification of the foreshore and certain other findings required by the TRPA Code can be made; 3) structures must be of sufficient strength and depth to prevent movement of backfill materials into the water; and 4) construction must include natural materials to blend with the surroundings of the backshore or, if man-made materials are necessary, earthtone colors will be used.

Filling and Dredging

1) Artificial replenishment of beaches must consist of only nonorganic, chemically and biologically inert material and preferably placed using bypass dredging; 2) filling in the lakezone or shorezone is prohibited unless found to be environmentally beneficial or in conjunction with a TRPA-
approved shorezone project; 3) removal or rearrangement of materials within the lakezone or shorezone is prohibited unless found to be environmentally beneficial; 4) maintenance dredging may be permitted where is necessary to continue an existing use (for areas previously dredged only); and 5) spoil materials from dredging, other than bypass dredging, may not be deposited in the lakezone, shorezone, wetlands, or within the 100 year flood plain of any lake tributary except as provided under standard #2 above.

Man-Made Lagoons

1) Construction of lagoons connected to any lake and artificial islands are prohibited.

**Backshore Development Standards**

All projects and activities located in the backshore must comply with the standards listed below (see page 2 for criteria used to determine limits of backshore):

<table>
<thead>
<tr>
<th>PROJECT ELEMENT</th>
<th>DEVELOPMENT STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allowable Land Coverage</td>
<td>1) allowable base land coverage is limited to one percent; and 2) allowable base land coverage may be combined with the allowable base land coverage for the remainder of the littoral parcel.</td>
</tr>
<tr>
<td><strong>Project Element</strong></td>
<td>**Development Standards</td>
</tr>
<tr>
<td>Allowable Land Coverage</td>
<td>1) allowable base land coverage is limited to one percent; and 2) allowable base land coverage may be combined with the allowable base land coverage for the remainder of the littoral parcel.</td>
</tr>
<tr>
<td>New Land Coverage</td>
<td>1) Additional land coverage or other permanent land disturbance may not be permitted except for certain public outdoor recreation, public service, and erosion control projects or to provide the minimum access necessary to an approved or legally existing structures located in the nearshore or foreshore.</td>
</tr>
<tr>
<td>Replacement of Excess Coverage</td>
<td>1) Replacement or modification of existing, excess coverage must be in accordance with Chapter 30 of the TRPA Code of Ordinances.</td>
</tr>
<tr>
<td>Vegetation</td>
<td>1) Naturally occurring vegetation may not be removed or damaged; and, 2) plants used for revegetation or landscaping must be those on the TRPA-approved plant species list.</td>
</tr>
<tr>
<td>Design Considerations</td>
<td>1) Protection of significant vistas; 2) minimizing visual impacts of both proposed and existing development; 3) preservation of the site and shorezone for environmental harm; 4) protection of views of adjoining development; and 5) providing sufficient space for proper infiltration and nutrient uptake through natural processes.</td>
</tr>
</tbody>
</table>
All projects located in the shorezone must comply with the design standards listed below. The following table outlines the design standards applicable to each project element:

<table>
<thead>
<tr>
<th>Project Element</th>
<th>Design Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Color</td>
<td>1) All structures, including fences must be compatible with its surroundings; 2) subdued earthtone colors must be used for the primary structure; and 3) colors must blend, rather than contrast, with the existing vegetation and earth.</td>
</tr>
<tr>
<td>Roofs</td>
<td>1) All roofs must be composed of nonglare Earthtone materials that minimize reflectivity.</td>
</tr>
<tr>
<td>Fences</td>
<td>1) Wooden fences must be used whenever possible; and, 2) if chain link fencing must be used, it shall be coated with dark brown or black vinyl, including fence posts.</td>
</tr>
</tbody>
</table>

Note: Earthtone colors are considered to be shades of reddish brown, brown, tan, ochre, umber and sand.

**Required Findings – Shorezone And Lakezone**

In order to approve any project located in the shorezone or lakezone the following findings listed below must be made. The applicant should provide the information required to make these findings along with the application for the project.

**TRIP TABLES FOR COMMERCIAL, TOURIST, PUBLIC SERVICE, RECREATION, MULTIFAMILY**

The 2004 Trip Table is based on the Institute of Transportation Engineers Trip Generation Manual, 7th Edition (2003). The list provided is pursuant to Section 93.2.H of the TRPA Code of Ordinances.

Asterisks are shown (**) if technically competent information must be provided to determine the number of vehicle trips of a given project.

If more than one rate is listed, the rate that results in the highest number of trips must be used. The rates shown are in Daily Vehicle Trip Ends (DVTE) per the unit shown.

This list is a sample of the available trip generation rates. If a land use is needed that is not shown, please contact TRPA transportation planning staff. ** = Technical Analysis Required
<table>
<thead>
<tr>
<th>LAND USE</th>
<th>TRIP RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TERMINALS</strong></td>
<td></td>
</tr>
<tr>
<td>Commercial Airport</td>
<td>13.4 / employee</td>
</tr>
<tr>
<td>General Aviation Airport</td>
<td>14.24 / employee, 1.97 / average flights per day</td>
</tr>
<tr>
<td>Truck Terminal</td>
<td>6.99 / employee</td>
</tr>
<tr>
<td>Park-N-Ride w/ Bus Service</td>
<td>4.50 / parking space</td>
</tr>
<tr>
<td><strong>INDUSTRIAL</strong></td>
<td></td>
</tr>
<tr>
<td>Batch Plants</td>
<td>2.09 / employee, 1.85 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Food and Kindred Products</td>
<td>2.09 / employee</td>
</tr>
<tr>
<td>Fuel and Ice Dealers</td>
<td>3.02 / employee, 6.97 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Industrial Services</td>
<td>3.02 / employee, 6.97 / 1000 sf GFA</td>
</tr>
<tr>
<td>Printing and Publishing</td>
<td>**</td>
</tr>
<tr>
<td>Recycling and Scrap</td>
<td>**</td>
</tr>
<tr>
<td>Storage Yards</td>
<td>3.02 / employee, 6.97 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Power Generating Facilities</td>
<td>3.02 / employee, 6.97 / 1,000 sf GFA</td>
</tr>
<tr>
<td>General Light Industrial</td>
<td>0.82 / employee, 6.97 / 1,000 sf GFA</td>
</tr>
<tr>
<td>General Heavy Industrial</td>
<td>0.82 / employee, 1.50 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Industrial Park</td>
<td>3.34 / employee, 6.97 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2.09 / employee, 3.85 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Warehousing</td>
<td>3.89 / employee, 4.88 / 1,000 sf GFA</td>
</tr>
<tr>
<td>LAND USE</td>
<td>TRIP RATE</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>Mini-Warehouse (Storage Units)</td>
<td>56.28 / employee</td>
</tr>
<tr>
<td></td>
<td>2.50 / 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>0.28 / storage unit</td>
</tr>
</tbody>
</table>

**RESIDENTIAL**

- Domestic Animal Raising **
- Timeshare (Residential Design) 10.1 / unit
- Single-Family Detached 10.0 / unit
- Apartment 6.72 / unit
- Residential Condominium 5.86 / unit
- Mobile Home 4.99 / unit
- Congregate Care Facility (Residential Care) 2.15 / unit
- Recreational Homes 10.0 / unit

**LODGING**

- Bed and Breakfast 9.81 / unit
- 12.81 / employee
- Timeshare (Hotel/ Motel Design) 10.10 / unit
- Hotel 8.92 / unit
- 14.34 / employee
- Business Hotel 7.27 / unit
- 72.67 / employee
- Motel 9.81 / unit
- 12.81 / employee
- Resort Hotel 13.43 / unit
- 13.58 / employee

**RECREATION**

- Gaming (Non-Restricted) **
- Cross Country Ski Course 0.50 / acre
<table>
<thead>
<tr>
<th>LAND USE</th>
<th>TRIP RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Facilities</td>
<td>**</td>
</tr>
<tr>
<td>Off Road Vehicle Course</td>
<td>**</td>
</tr>
<tr>
<td>Riding and Hiking Facilities</td>
<td>**</td>
</tr>
<tr>
<td>Snow Machine Facilities</td>
<td>**</td>
</tr>
<tr>
<td>Undeveloped Campgrounds</td>
<td>**</td>
</tr>
<tr>
<td>Visitor Information Centers</td>
<td>45.5 / 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>49.5 / employee</td>
</tr>
<tr>
<td>City Park</td>
<td>1.59 / acre</td>
</tr>
<tr>
<td></td>
<td>5.87 / picnic set</td>
</tr>
<tr>
<td>State Park</td>
<td>0.65 / acre</td>
</tr>
<tr>
<td></td>
<td>9.95 / picnic site</td>
</tr>
<tr>
<td>Beach Park</td>
<td>29.81 / acre</td>
</tr>
<tr>
<td>Developed Campground/RV Park</td>
<td>74.38 / acre</td>
</tr>
<tr>
<td>Regional Park</td>
<td>4.57 / acre</td>
</tr>
<tr>
<td>National Monument</td>
<td>5.37 / acre</td>
</tr>
<tr>
<td></td>
<td>31.05 / employee</td>
</tr>
<tr>
<td>Marina</td>
<td>2.96 / berth</td>
</tr>
<tr>
<td></td>
<td>20.93 / acre</td>
</tr>
<tr>
<td>Golf Course</td>
<td>5.04 / acre</td>
</tr>
<tr>
<td></td>
<td>20.52 / employee</td>
</tr>
<tr>
<td></td>
<td>35.72 / hole</td>
</tr>
<tr>
<td>Movie Theatre w/o Matinee</td>
<td>53.12 / employee</td>
</tr>
<tr>
<td></td>
<td>1.76 / seat</td>
</tr>
<tr>
<td></td>
<td>220 / screen</td>
</tr>
<tr>
<td></td>
<td>78.06 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Movie Theatre w/ Matinee</td>
<td>348.33 / screen</td>
</tr>
<tr>
<td>Arena</td>
<td>33.33 / acre</td>
</tr>
<tr>
<td></td>
<td>10.00 / employee</td>
</tr>
<tr>
<td>Amusement Park</td>
<td>8.33 / employee</td>
</tr>
<tr>
<td></td>
<td>75.76 / acre</td>
</tr>
<tr>
<td>LAND USE</td>
<td>TRIP RATE</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>31.04 / court</td>
</tr>
<tr>
<td></td>
<td>16.26 / acre</td>
</tr>
<tr>
<td>Racquet Club</td>
<td>45.71 / employee</td>
</tr>
<tr>
<td></td>
<td>38.7 / court</td>
</tr>
<tr>
<td></td>
<td>14.03 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Bowling Alley</td>
<td>33.3 / lane</td>
</tr>
<tr>
<td></td>
<td>33.33 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Recreational Community Center</td>
<td>14.55 / 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>0.15 / member</td>
</tr>
</tbody>
</table>

**INSTITUTIONAL**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Trip Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Stations/Public Safety Bldgs</td>
<td>**</td>
</tr>
<tr>
<td>Cultural Facilities</td>
<td>45.5 / 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>49.5 / employee</td>
</tr>
<tr>
<td>Social Service Facilities</td>
<td>11.95 / employee</td>
</tr>
<tr>
<td></td>
<td>68.93 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Elementary School</td>
<td>1.29 / student</td>
</tr>
<tr>
<td></td>
<td>15.71 / employee</td>
</tr>
<tr>
<td>High School</td>
<td>1.71 / student</td>
</tr>
<tr>
<td></td>
<td>19.75 / employee</td>
</tr>
<tr>
<td></td>
<td>12.89 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Private School (K-12)</td>
<td>2.48 / student</td>
</tr>
<tr>
<td></td>
<td>16.43 / employee</td>
</tr>
<tr>
<td>Junior/Community College</td>
<td>1.20 / student</td>
</tr>
<tr>
<td></td>
<td>15.55 / employee</td>
</tr>
<tr>
<td>University/College</td>
<td>2.38 / student</td>
</tr>
<tr>
<td></td>
<td>9.13 / employee</td>
</tr>
<tr>
<td>Church/Synagogue</td>
<td>10.0 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Daycare</td>
<td>4.48 / student</td>
</tr>
<tr>
<td></td>
<td>28.13 / employee</td>
</tr>
<tr>
<td></td>
<td>79.26 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Cemetery</td>
<td>4.73 / acre</td>
</tr>
<tr>
<td>Library</td>
<td>54.00 / 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>48.45 / employee</td>
</tr>
<tr>
<td>LAND USE</td>
<td>TRIP RATE</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Lodge/ Fraternal Organization</td>
<td>46.9 / employee</td>
</tr>
<tr>
<td></td>
<td>0.29 / member</td>
</tr>
</tbody>
</table>

**MEDICAL**

Hospital
- 11.81 / bed
- 5.20 / employee
- 17.57 / 1,000 sf GFA

Nursing Home
- 2.37 / bed
- 6.55 / employee

Clinic
- 7.75 / employee
- 31.45 / 1,000 sf GFA

**OFFICE**

Broadcasting Studios **

Veterinary Office **

General Office Building
- 3.32 / employee
- 11.01 / 1,000 sf GFA

Single Tenant Office Building
- 3.62 / employee
- 11.57 / 1,000 sf GFA

Medical-Dental Office Building
- 8.91 / employee
- 36.13 / 1,000 sf GFA

Government Office Building
- 11.95 / employee
- 68.93 / 1,000 sf GFA

State Motor Vehicle Dept.
- 44.54 / employee
- 166.02 / 1,000 sf GFA

U.S. Post Office
- 28.32 / employee
- 108.19 / 1,000 sf GFA

Government Office Complex
- 7.75 / employee
- 27.92 / 1,000 sf GFA

Office Park
- 3.5 / employee
- 11.42 / 1,000 sf GFA

Research Center
- 2.77 / employee
- 8.11 / 1,000 sf GFA
<table>
<thead>
<tr>
<th>LAND USE</th>
<th>TRIP RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Park</td>
<td>4.04 / employee</td>
</tr>
<tr>
<td></td>
<td>12.76 / 1,000 sf GFA</td>
</tr>
</tbody>
</table>

**RETAIL**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Trip Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile Home Sales</td>
<td>**</td>
</tr>
<tr>
<td>Mail Order and Vending</td>
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</tr>
<tr>
<td>Outdoor Retail Sales</td>
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</tr>
<tr>
<td>Drinking Places</td>
<td>205.36 / 1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>6.57 / seat</td>
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<tr>
<td>Service Station and Repair</td>
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<tr>
<td>Laundry and Dry Cleaning</td>
<td>**</td>
</tr>
<tr>
<td>Video Tape Rental/Sales</td>
<td>204.0 / 1,000 sf GFA</td>
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<tr>
<td>Building Materials/Lumber</td>
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<td>44.32 / 1,000 sf GFA</td>
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<td>Discount Stores</td>
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<td>Hardware/Paint Store</td>
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<td>Nursery (Garden Center)</td>
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<td>Shopping Center</td>
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<td>Quality Restaurant (&gt; 1 hr. turnover)</td>
<td>89.95 / 1,000 sf GFA</td>
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<tr>
<td>High Turnover Sit-Down Rest (&lt; 1 hr. turnover)</td>
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<td>42.12 / seat</td>
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<td>New Car Sales</td>
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<tr>
<td>LAND USE</td>
<td>TRIP RATE</td>
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<td>--------------------------</td>
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<td>Self Serve Car Wash</td>
<td>108.0 / stall</td>
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<tr>
<td>Supermarket</td>
<td>87.82 / employee 102.24 / 1,000 sf GFA</td>
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<tr>
<td>Convenience Market</td>
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<td>Wholesale Market</td>
<td>8.21 / employee 6.75 / 1,000 sf GFA</td>
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<td>Discount Club</td>
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<td>Furniture Store</td>
<td>12.19 / employee 5.06 / 1,000 sf GFA</td>
</tr>
<tr>
<td>Savings and Loan</td>
<td>30.5 / employee 61.0 / 1,000 sf GFA</td>
</tr>
</tbody>
</table>

** = Technical Analysis Required

**DENSITY**

**Tourist Accommodation**

The density of tourist accommodation units permitted for a parcel is identified in the applicable Community Plan or Plan Area Statement. For most areas, the density permitted is as follows:

- Bed and Breakfast Facilities: 10 units per acre
- All others:
  - If less than 10% of the units have kitchens: 40 units per acre
  - If 10% or more of the units have kitchens: 15 units per acre

When calculating the density allowed, all numbers shall be rounded down to the nearest whole number.

A time-share use (residential design only) in an adopted community plan may increase the permitted density by a factor of 2, or a timeshare use (residential design only) in an adopted TRPA redevelopment area may increase the permitted density by a factor of 2.5, subject to specific findings being made. These specific findings include compatibility with the surrounding land uses, that the project provides transit service and pedestrian and access amenities, and a reduction in land coverage if the existing land coverage on the parcel exceeds 75% of the project area.

**Residential**

The density for a single family residential parcel is one unit per parcel unless it is over 1 acre in total parcel area. A guest house is allowed on single family residential parcels greater than 1 acre. The density for multifamily residential parcels varies and is identified in the applicable Community Plan or Plan Area Statement for the parcel.
TRPA-APPROVED SUBDIVISIONS IN CONFORMANCE WITH BAILEY COEFFICIENTS

The following is a list of TRPA-approved subdivisions (including planned unit developments) in which the Bailey coefficients were used to determine the base land coverage permitted on a lot. The approved coverages for each lot shall be the base coverage for that lot. Parcel maps of four or less units are not listed, but, may be included if it is found that they conform to the Bailey coefficients. This list may be updated by resolution of the Governing Board to be consistent with the provisions of Goal #3, Policy 1.A of the Land Use Subelement.

**Washoe County**
1. Brookstone Condominium
2. Club Tahoe
3. Crystal Bay Palisades
4. Incline Crest
5. Forest Pines
6. Miners Ridge
7. Sea Cap Villas
8. Tahoe Palisades
9. Tyrolian Village #8

**Douglas County**
1. Chalet Village
2. Chimney Rock Estates
3. Edgewood Creek Estates
4. Glenbrook Units 1, 2, and 3
5. Granite Springs
6. Hansens Hilltop Estates
7. Kingsbury Glen
8. Kingsbury Heights #3
9. Lake Village Professional Building
10. Marla Bay (Pinewild)
11. Uppaway (portion in Land Capability District 4)

**Placer County**
1. Agate Bay Pines
2. Cedar Point
3. Highlands #4
4. Mein Trust Subdivision
5. Northshore Unit 2
6. Rocky Ridge Units 4 and 5
7. Tall Trees Tract

**El Dorado County/South Lake Tahoe**
1. Christmas Valley Acres
2. Cove South Townhouses
3. Highland Woods
4. Lighthouse Shores
5. Pine Hill
6. Sugar Pine Townhouses
7. Tahoe Tyrol
8. Tahoe Valley Apartments
STANDARD CONDITIONS OF APPROVAL

This handout is divided into the following three sections:

I. Pre-Grading Conditions (Pre-activity, where applicable)
II. Construction/Grading Conditions
III. General Conditions/Design Standards

Please read all of the conditions carefully to avoid any delays in construction of your project.

NOTE: The plans have been reviewed and approved as required under Tahoe Regional Planning Agency (TRPA) Rules, Regulations and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in the plans, i.e., structural, electrical, mechanical, etc., which are not required for review under said Rules, Regulations and Ordinances.

I. PRE-GRADING/PRE-ACTIVITY CONDITIONS:

The following conditions must be completely complied with prior to any site disturbance or commencement of activity.

A. Final Construction Plans:

Final construction plans must be submitted to and reviewed by TRPA to determine conformance with the approval. Said plans shall clearly depict the following:

1. Slope stabilization methods to stabilize all existing and proposed cut and fill slopes.
2. Areas to be revegetated, including complete specifications for such revegetation.
3. Fencing for vegetation protection.
4. Temporary and permanent erosion control devices.
5. Utility trenches.
6. Dust control measures.
8. All water quality improvements (BMPs) required in the conditional approval. Drainage facilities shall be designed to be capable of retaining runoff water for a two (2) year, six (6) hour storm.
8. The final plans shall contain equipment specifications necessary to establish compliance with Standard Conditions III. A-F.

B. Securities:

A security shall be posted with the TRPA to insure compliance with all permit conditions. The security shall include an amount equal to 110 percent of the cost of the BMPs and other erosion...
control and water quality improvements required. For further information on the acceptable types of securities, see Attachment J.

C. Mitigation Fees:

All required air quality, water quality, and excess coverage and offsite coverage mitigation fees shall be paid to TRPA.

D. Temporary BMPs:

The following temporary BMPs are required to be installed onsite prior to any grading activity occurring:

1. Installation of temporary erosion controls.
2. Installation of vegetation protection measures.
3. Installation of construction site boundary fencing.

E. Required Inspection:

An onsite inspection by TRPA staff is required prior to any construction or grading activity occurring. TRPA staff shall determine if the onsite improvements required by Condition II (1), above, have been properly installed. No grading or construction shall be undertaken by the permittee until receipt of TRPA notification that the pre-grading/pre-activity conditions of approval have been satisfied.

F. Required Notices:

The following notices to the TRPA are required prior to any grading or construction occurring on the project site:

1. Notice for Pre-Grading Inspection: The permittee shall notify the TRPA when all onsite improvements required under Condition II(1), above, have been installed so that the required pre-grading inspection may be scheduled.
2. Notice of Commencement of Construction: The permittee shall notify the TRPA at least 48 hours prior to commencement of construction or grading on the project site. Said notice shall include the date when construction will commence.

II. CONSTRUCTION/GRADING CONDITIONS:

The following conditions shall be complied with during the grading and construction phase of the project.

A. All construction shall be accomplished in strict compliance with the plans approved by TRPA.

B. The TRPA permit and the final construction drawings bearing the TRPA stamp of approval shall be present on the construction site from the time construction commences to final TRPA site inspection. The permit and plans shall be available for inspection upon request
by any TRPA employee. Failure to present the TRPA permit and approved plans may result in the issuance of a Cease and Desist Order by the TRPA.

C. Whenever possible, utilities shall occupy common trenches to minimize site disturbance.

D. There shall be no grading or land disturbance performed with respect to the project between October 15 and May 1, except as follows:

1. The grading or land disturbance is for excavation and backfilling for a volume not in excess of three cubic yards.
2. The activity is completed within a 48-hour period.
3. The excavation site is stabilized to prevent erosion.
4. The pregrade inspection is performed by TRPA staff, and the activity passes the inspection.
5. The grading/project does not represent or involve a series of excavations, which, when viewed as a whole, would exceed the provisions of this Standard Condition of Approval, and Subsection 2.3.2.D of the TRPA Code of Ordinances.

Grading is prohibited any time of the year during periods of precipitation and for the resulting period of time when the site is covered with snow, or is in a saturated, muddy, or instable condition (pursuant to Subsection 33.3.1 of the TRPA Code of Ordinances.)

E. All material obtained from any excavation work that is not contained within foundations, retaining walls, or by other methods approved by TRPA shall be removed from the subject parcel and disposed of at a site approved by TRPA.

F. Replanting of all exposed surfaces, in accordance with the revegetation and slope stabilization plan, shall be accomplished within the first growing season following disturbance, unless an approved construction/inspection schedule establishes otherwise.

G. All trees and natural vegetation to remain on the site shall be fenced for protection. Scarring of trees shall be avoided and, if scarred, damaged areas shall be repaired with tree seal.

1. Fencing specified shall be at least 48 inches high and shall be constructed of metal posts and either orange construction fencing or metal mesh fencing also at least 48 inches high (Section 33.6). Job sites with violations of the fencing standards will be required to re-fence the job site with a high gauge metal fencing.
2. No material or equipment shall enter or be placed in the areas protected by fencing or outside the construction areas without prior approval from TRPA. Fences shall not be moved without prior approval (Section 33.6).
3. To reduce soil disturbance and damage to vegetation, the area of disturbance during the construction of a structure shall be limited to the area between the footprint of the building and the public road.
For the remainder of the site the disturbance areas shall not exceed 12 feet from the footprint of the structure, parking area or cut/fill slope. The approved plans should show the fencing and approved exceptions (Section 36.12).

H. Soil and construction material shall not be tracked off the construction site. Grading operations shall cease in the event that a danger of violating this condition exists. The site shall be cleaned up and road right-of-way swept clean when necessary.

I. During grading and construction, environmental protection devices such as erosion control devices, dust control, and vegetation protection barriers shall be maintained.

J. Loose soil mounds or surfaces shall be protected from wind or water erosion by being appropriately covered when construction is not in active progress or when required by TRPA.

K. Excavated material shall be stored upgrade from the excavated areas to the extent possible. No material shall be stored in any stream zone or wet areas.

L. Only equipment of a size and type that, under prevailing site conditions, and considering the nature of the work to be performed, will do the least amount of damage to the environment shall be used.

M. No washing of vehicles or construction equipment, including cement mixers, shall be permitted anywhere on the subject property unless authorized by TRPA in writing.

N. No vehicles or heavy equipment shall be allowed in any stream environment zone or wet areas, except as authorized by TRPA.

O. All construction sites shall be winterized by October 15 to reduce the water quality impacts associated with winter weather as follows:

1. For the sites that will be inactive between October 15 and May 1:
   (a) Temporary erosion controls shall be installed;
   (b) Temporary vegetation protection fencing shall be installed;
   (c) Disturbed areas shall be stabilized;
   (d) Onsite construction slash and debris shall be cleaned up and removed;
   (e) Where feasible, mechanical stabilization and drainage improvements shall be installed; and
   (f) Spoil piles shall be removed from the site.

2. For sites that will be active between October 15 and May 1, in addition to the above requirements:
(a) Permanent mechanical erosion control devices shall be installed, including paving of driveway and parking areas; and

(b) Parking of vehicles and storage of building materials shall be restricted to paved areas.

III. GENERAL CONDITIONS/DESIGN STANDARDS:

A. Projects approved by TRPA shall be subject to inspections by TRPA at any reasonable time. The permittee shall be responsible for making the project area accessible for inspection purposes. TRPA shall not be liable for any expense incurred by the permittee as a result of TRPA inspections.

B. Construction shall be completed in accordance with an approved construction schedule. An extension of a completion schedule for a project may be granted provided the request is made in writing prior to the expiration of the completion schedule, a security is posted to ensure completion or abatement of the project, and TRPA makes either of the following findings:

1. The project was diligently pursued, as defined in Subparagraph 2.2.4.C of the Code of Ordinances, during each building season (May 1 - October 15) since commencement of construction.

2. That events beyond the control of the permittee, which may include engineering problems, labor disputes, natural disasters, or weather problems, have prevented diligent pursuit of the project.

C. Water conservation appliances and fixtures shall be installed in all new facilities or, when replaced, in existing facilities: low flow flush toilets; low flow showerheads (three gpm rated maximum flow); faucet aerators; and water-efficient appliances (e.g., washing machines and dishwashers).

D. Water heaters shall not emit nitrogen oxides greater than 40 nanograms of nitrogen oxide (NO2) per joule of heat output.

E. Space heaters shall not emit greater than 40 nanograms of nitrogen oxides (as NO2) per joule of useful heat delivered to the heated space.

F. Wood heaters to be installed in the Region shall meet the safety regulations established by applicable city, county, and state codes. Coal shall not be used as a fuel source.

1. Emission Standards: Wood heaters installed in the Region shall not cause emissions of more than 7.5 grams of particulates per hour for noncatalytic wood heaters or 4.1 grams per hour for catalytically equipped wood heaters.

2. Limitations: Wood heaters shall be sized appropriately for the space they are designed to serve. Multi-residential projects of five or more units, tourist accommodations, commercial, recreation and public service projects shall be limited to one wood heater per project area.
3. List of Approved Heaters: TRPA shall maintain a list of wood heaters which may be installed in the Region. The list shall include the brand names, model number, description of the model and the name and address of the manufacturer. Wood heaters certified for use in either Colorado or Oregon shall be considered in compliance with 6(a), above.

G. Construction materials shall be secured to prevent them from rolling, washing, or blowing off the project site. Rehabilitation and clean-up of the site following construction must include removal of all construction waste and debris.

H. Plant species on the TRPA Recommended Native and Adapted Plant List shall be used for lawns and landscaping.

I. The following sizes and spacing shall be required for woody plant materials at time of planting:
   1. Trees shall be a minimum six feet tall or 1-1/2 inch caliper size or diameter at breast height;
   2. Shrubs shall be a minimum three gallon pot size where upright shrubs have a minimum height of 18 inches and a minimum spread of 18 inches; and spreading shrubs have a minimum spread of 18-24 inches.
   3. Groundcovers shall be a minimum four inch pot size or one gallon container and shall be maximum 24 inches on center spacing.

J. Plant species not found on the TRPA Recommended Native and Adapted Plant List may be used for landscaping as accent plantings but shall be limited to borders, entryways, flower-beds, and other similar locations to provide accent to the overall native or adapted landscape design.

K. The following exterior lighting standards shall apply:
   1. Exterior lights shall not blink, flash or change intensity. String lights, building or rooftop tube lighting, reflective or luminescent wall surfaces are prohibited.
   2. Exterior lighting shall not be attached to trees except for Christmas season.
   3. Parking lot, walkway, and building lights shall be directed downward.
   4. Fixture mounting height shall be appropriate to the purpose. The height shall not exceed the limitations set forth in Chapter 37 of the Code.
   5. Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.
   6. The commercial operation of searchlights for advertising or any other purpose is prohibited. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis.
L. 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.

M. Fertilizer use on this property shall be managed to include the appropriate type of fertilizer, rate, and frequency of application to avoid release of excess nutrients and minimize use of fertilizer.

N. No trees shall be removed or trimmed without prior TRPA written approval unless required by the local fire protection agency or otherwise specifically exempted under Chapter 2 of the Code of Ordinances.

O. The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving disks, communication equipment, and utility hardware on roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of nonglare finishes that minimize reflectivity.

P. 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.

Q. The adequacy of all required BMPs as shown on the final construction plans shall be confirmed at the time of the TRPA pre-grading inspection. Any required modifications, as determined by TPRA, shall be incorporated into the project permit at that time.

R. The permittee agrees to indemnify, defend, hold harmless, TRPA, its Governing Board, its Planning Commission, its agents, and employees from and against any and all loss, damage, injury, liability, and claims thereof, for actions arising directly, or indirectly, from issuance or implementation, of this permit.

S. 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.
ATTACHMENT R

STANDARD CONDITIONS OF APPROVAL
FOR RESIDENTIAL PROJECTS

TRPA Code of Ordinances prohibits the use of the structures authorized by this permit for other than a residential use. Prohibited uses include, but are not limited to, Tourist Accommodation (e.g., vacation rentals), commercial and public service. By acceptance of this permit, the permittee agrees to use the authorized structures solely for residential purposes.

A. The following conditions shall be satisfied prior to commencement of any construction activity on the project site, including but not limited to, grading, excavation, and clearing of trees. Failure to satisfy these conditions of approval prior to commencement of constructions activity shall be grounds for revocation of the permit. NOTE: The plans have been reviewed and approved as required under Tahoe Regional Planning Agency (TRPA) Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in the plans, i.e., structural, electrical, mechanical, etc., which are not required for review under said Rules, Regulations, and Ordinances.

1. The permittee shall submit final construction drawings and a plan(s) showing revegetation, slope stabilization, and drainage improvements. Revegetation, slope stabilization and drainage improvement plans shall be designed in conformance with the Lake Tahoe Basin Water Quality Management Plan, Volume II, Handbook of Best Management Practices (BMPs).

   a. Equipment specifications shall be in conformance with the following:

      (1) Water conservation devices shall be used on all fixtures.

      (2) Gas water heaters shall not emit nitrogen oxides greater than 40 nanograms of nitrogen dioxide (as NO₂) per joule of heat output at sea level.

      (3) Gas space heaters shall not emit nitrogen oxides greater than 40 nanograms of nitrogen dioxide (as NO₂) per joule of heat output at sea level.

      (4) Wood heaters installed in the Region shall not cause emissions of more than 7.5 grams of particulates per hour for noncatalytic wood heaters or 4.1 grams per hour for catalytically equipped wood heaters.

      (5) Woodstoves and fireplace inserts should be operated to minimize particulate emissions. Use only dry, seasoned wood; operate the unit with the doors closed (except when starting the fire); and do not allow a fire to smolder in the unit in a choked condition. A list of acceptable and recommended gas space and water heaters and fireplace inserts is available from TRPA.
b. Revegetation plans shall show areas to be revegetated, specifications for revegetation, and fencing for vegetation protection. Only species approved by TRPA shall be used for landscaping or revegetation. A list of acceptable species is available from TRPA.

c. Slope stabilization plans shall show all methods of stabilization to be used to stabilize all existing and proposed cut and fill slopes and areas otherwise denuded of vegetation. Said plans shall also show temporary and permanent erosion control devices and measures to be taken for dust control.

d. Drainage plans shall show all drainage facilities for all existing and proposed impervious surfaces and utility trenches. Drainage facilities shall be designed to be capable of retaining runoff waters for a 20-year, one-hour storm event. Calculations demonstrating the proposed facilities’ retention capabilities may be required.

e. Whenever possible, utilities shall occupy common trenches to minimize site disturbance.

2. The plans shall require TRPA review to determine their compliance with the conditions set forth above and with the approved plot plan. Plans determined to be in compliance shall so be designated by TRPA and shall be incorporated as part of the approval and permit.

3. A security shall be posted with TRPA to ensure compliance with the conditions of the permit. In most cases, the security shall be determined by TRPA, and will typically be equal to 110 percent of estimated costs of the revegetation, drainage improvements, slope stabilization plans and other conditions of approval. For further information on acceptable types of securities, see Attachment J.

4. The permittee shall submit all required mitigation fees.

5. Prior to commencement of construction, the permittee shall contact TRPA at least 48 hours in advance and arrange for a pre-grading inspection to verify that all temporary erosion control measures and protective fencing for vegetation are in place.

6. The permittee shall return a signed copy of the permit form stating that the permit was received and that the permit is understood and the contents are accepted prior to any activity or grading occurring within the project area. Plans shall not be stamped approved without TRPA receiving a copy of the signed permit.

B. The following conditions shall apply to construction activity on the site:

1. There shall be no grading or land disturbance performed with respect to the project between October 15 and May 1, except as follows:

a. The grading or land disturbance is for excavation and backfilling for a volume not in excess of three cubic yards for projects approved under the IPES system or parcels within land capability districts 4 through 7.

b. The activity is completed within a 48-hour period.
c. The excavation site is stabilized to prevent erosion.

d. A pre-grade inspection is performed by TRPA staff, and the activity passes the inspection.

e. The grading/project does not represent or involve a series of excavations, which, when viewed as a whole, would exceed the provisions of this Standard Condition of Approval, and Subsection 2.3 of the TRPA Code of Ordinances.

Grading is prohibited any time of the year during periods of precipitation and for the resulting period of time when the site is covered with snow, or is in a saturated, muddy, or unstable condition (pursuant to Subsection 33.3.1 of the TRPA Code of Ordinances).

2. All material obtained from excavation work shall be either contained within the foundations, retaining walls, or be disposed of at a site approved by TRPA.

3. Soil and construction materials shall not be tracked offsite. Grading operations shall cease in the event of a danger of violating this condition exists. The site shall be cleaned and the road right-of-way shall be swept clean when necessary.

4. The length of open trenches (excluding foundations) shall not exceed 50 feet at the end of each working day, unless approved by the TRPA.

5. Loose soil mounds or surfaces shall be protected from wind and water erosion by being appropriately covered and contained when active construction is not occurring.

6. All excavated material shall be stored upgrade from excavated areas. No material shall be stored in stream environment zones or other areas with saturated ground.

7. Equipment of a size and type that will do the least amount of damage to the environment shall be used. Cleaning of equipment, including cement mixers, shall not be permitted unless approved by TRPA.

8. Vehicles or heavy equipment shall not be allowed in a stream environment zone or other saturated areas unless specifically authorized by TRPA. All vehicles and heavy equipment shall be confined to the area within the vegetative protection fencing unless specifically authorized by TRPA.

9. All trees and natural vegetation which is to remain shall be fenced for protection. Scarring of trees shall be avoided. Scarred trees shall be repaired with tree seal.

   a. Fencing specified shall be at least 48 inches high and shall be constructed of metal posts and either orange construction fencing or metal mesh fencing also at least 48 inches high (Section 33.6). Job sites with violations of the fencing standards will be required to re-fence the job site with a high gauge metal fencing.

   b. No material or equipment shall enter or be placed in the areas protected by fencing or outside the construction areas without prior approval from TRPA. Fences shall not be moved without prior approval (Section 33.6).
c. To reduce soil disturbance and damage to vegetation, the area of disturbance during the construction of a structure shall be limited to the area between the footprint of the building and the public road. For the remainder of the site the disturbance areas shall not exceed 12 feet from the footprint of the structure, parking area or cut/fill slope. The approved plans should show the fencing and approved exceptions (Section 36.12).

10. Revegetation of compacted dirt areas not to be surfaced shall follow the guidelines delineated in Chapter VI, Vegetation Soil Stabilization Practices (BMP-VSSP) of the Handbook of Best Management Practices.

11. At all times during construction, environmental protection and control devices shall be maintained in a functioning state. Such devices include, but are not limited to, dust control devices and vegetative protection.

12. No grading, filling, clearing of vegetation, operation of equipment or disturbance of the soil shall take place in areas where any historic or prehistoric ruins or monuments or objects of antiquity are present or could be damaged. If any historic or prehistoric ruins or monuments or objects of antiquity are discovered, all grading, filling, clearing of vegetation, operation of equipment or disturbance of the soil shall immediately cease and shall not recommence until a recovery plan is approved by the TRPA.

13. All construction sites shall be winterized no later than October 15 of each year as follows:
   a. Inactive winter sites shall contain erosion and drainage improvements necessary to prevent discharge from the site, including, but not limited to:
      (1) Installation of temporary erosion controls;
      (2) Installation of temporary protective fencing of vegetation;
      (3) Stabilization of all disturbed areas;
      (4) Cleanup and removal of all construction slash and debris;
      (5) Installation of permanent mechanical stabilization and drainage improvements, where feasible, and;
      (6) Removal or stabilization of spoil piles.
   b. Active winter sites shall comply with the following:
      (1) Installation of all permanent mechanical erosion control devices, including paving of all driveway and parking areas;
      (2) Installation of all permanent drainage improvements;
      (3) Parking of vehicles, equipment, and storage of materials shall be restricted to paved areas.

14. Work shall be performed in such a manner that the project can be winterized within 24 hours.

15. Rehabilitation and cleanup of the site following construction shall include, but not be limited to, removal of all construction waste and debris.

16. The TRPA permit and the final construction drawings shall be present on-site from the time construction commences until the final TRPA site inspection.
17. Upon completion of the project, as a condition of the release of the security, TRPA shall conduct a final site inspection to verify that all required improvements and revegetation are properly installed and that all the conditions of the permit have been satisfied.

18. The residence or residence addition shall be completed within two years of the pre-grading inspection. A completed residence or residence addition shall consist of a finished shell and roof. All permanent drainage improvements, slope stabilization and revegetation shall be complete. Permittee may apply for a one-time-only one-year extension of the two-year completion condition. Application shall be made in writing and an application fee submitted prior to the expiration of the two-year period. TRPA must find that the project has been diligently pursued each building season or that events beyond the control of the permittee prevented diligent pursuit of the project. An additional security may be required to be posted as a condition of the approved permit extension.

19. The permittee shall allow TRPA to enter and inspect the site at any time to determine compliance with the permit.

20. **VIOLATION OF ANY OF THE SPECIAL OR STANDARD CONDITIONS SHALL BE GROUNDS FOR REVOCATION OF THE PERMIT. FAILURE TO COMMENCE CONSTRUCTION WITHIN THE APPROVAL PERIOD SHOWN ON THE PERMIT FACE OR FAILURE TO DILIGENTLY PURSUE CONSTRUCTION WITHIN THE TWO-YEAR COMPLETION PERIOD SHALL RESULT IN THE EXPIRATION OF THE PERMIT, WITHOUT NOTICE, BY OPERATION OF LAW, ON THE DATE SHOWN ON THE PERMIT FACE.**

21. 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 am and 6:30 pm.

22. Fertilizer use on this property shall be managed to include the appropriate type of fertilizer, rate, and frequency of application to avoid release of excess nutrients and minimize use of fertilizer.

23. No tress shall be removed or trimmed without prior TRPA written approval unless otherwise specifically exempted under Chapter 2 of the Code of Ordinances.

24. The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of non-glare finishes that minimize reflectivity.

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

26. The adequacy of all required BMPs, as shown on the final construction plans, shall be confirmed at the time of the TRPA pre-grading or pre-construction inspection. Any required modifications, as determined by TRPA, shall be incorporated into the project permit at that time.
27. The permittee agrees to indemnify, defend, and hold harmless, TRPA, its Governing Board, its Planning Commission, its agents, and employees from and against any and all loss, damage, injury, liability, and claims thereof, for actions arising directly, or indirectly, from issuance or implementation, of this permit.

28. 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.
STANDARD CONDITIONS OF APPROVAL
FOR SHOREZONE PROJECTS

A. The following conditions shall be satisfied prior to any site disturbance or commencement of any activity within the project area, including, but not limited to, filling, dredging, grading, clearing of trees, and other activities associated with construction. Failure to satisfy these conditions of approval prior to commencement of construction activity shall be grounds for revocation of the permit.

NOTE: The plans have been reviewed and approved as required under Tahoe Regional Planning Agency (TRPA) Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in the plans, i.e., structural, electrical, mechanical, etc., which are not required for review under said Rules, Regulations, and Ordinances.

1. The permittee shall submit final construction drawings and plans showing revegetation, slope stabilization, and drainage improvements. Revegetation, slope stabilization, and drainage improvements plans shall be designed in conformance with the Lake Tahoe Water Quality Management Plan, Volume II, Handbook of Best Management Practices.

a. Revegetation plans shall show areas to be revegetated, specifications for revegetation, and temporary fencing for vegetation protection. Only native species adaptable to the Lake Tahoe Basin shall be used for landscaping or revegetation. A list of acceptable species is available from TRPA.

b. Slope stabilization plans shall show all methods of stabilization to be used to stabilize all existing and proposed cut and fill slopes and areas otherwise denuded of vegetation. Said plans shall also show temporary and permanent erosion control devices, temporary sediment barriers, and measures to be taken for dust control.

c. Drainage plans shall show all drainage facilities for all existing and proposed impervious surfaces and utility trenches. Drainage facilities shall be designed to be capable of retaining runoff waters for a 20-year, 1-hour storm event. Calculations demonstrating the proposed facilities’ retention capabilities may be required. Whenever possible, utilities shall occupy common trenches to minimize site disturbance.

2. The above plans shall require TRPA review to determine their compliance with the conditions set forth above and with the approved plot plan. Plans determined to be in compliance shall be so designated by TRPA and shall be incorporated as part of the approval and permit.

3. A security shall be posted with TRPA to ensure compliance with the conditions of the permit. In most cases, the security shall be determined by TRPA and will typically be
equal to 110% of the estimated costs of the revegetation, drainage improvements, slope stabilization plans, and other conditions of approval. For further information on acceptable types of securities, see Attachment J.

4. The permittee shall submit all required air quality, water quality, excess coverage, and shorezone mitigation fees.

5. Prior to any activity commencing, the permittee shall contact TRPA at least 48 hours in advance and arrange for a pre-grading inspection to verify that all the temporary erosion and water quality control measures and protective fencing for vegetation are in place and installed properly.

6. The applicant shall identify temporary disposal sites, if any, and permanent disposal sites for all dredged material, including appropriate authorization from property owners.

7. All existing disturbed areas and areas disturbed as a result of construction activity authorized by the permit, or otherwise occurring on the subject project during the time period when the permit is valid, shall be revegetated using only those species contained on TRPA's list of acceptable species. All required vegetation shall be completed by completion of the project.

8. The permittee shall return a signed copy of the permit form stating that the permit was received and that the permit is understood and the contents accepted prior to any activity or grading occurring within the project area. Plans shall not be stamped approved without TRPA receiving a copy of the signed permit.

B. The following conditions shall apply to construction activity on the site:

1. There shall be no grading, filling, clearing of vegetation, or other disturbance of soil on site between October 15 and May 1 of each year.

2. There shall be no grading, filling, clearing of vegetation, or other disturbance of the soil during inclement weather and during the resulting period of time when the site is covered with snow or is saturated, muddy or unstable.

3. No rocks or other natural materials shall be relocated, including rock removal by blasting, that are not indicated on the approved plans without first obtaining TRPA approval.

4. All material obtained from excavation work shall be contained within the foundations, retaining walls, or by a similar means approved by TRPA, or the excavated material shall be disposed of at a site approved by TRPA.

5. Soil and construction materials shall not be tracked off-site. Grading operations shall cease in the event a danger of violating this condition exists. The site shall be cleaned and the road right-of-way shall be swept clean when necessary.

6. The length of open trenches (excluding foundations) shall not exceed 50 feet at the end of each working day, unless approved by TRPA.
7. Loose soil mounds or surfaces shall be protected from wind and water erosions by being appropriately covered or contained when active construction is not occurring.

8. All excavated material shall be stored upgrade from excavated areas. No material shall be stored in stream environment zones, backshore, or other saturated areas.

9. Equipment of a size and type that will do the least amount of damage to the environment shall be used. Cleaning of equipment, including cement mixers, is not permitted unless approved in writing by TRPA.

10. Vehicles or heavy equipment shall not be allowed in stream environment zones, backshore, or other saturated areas unless specifically authorized by TRPA. All vehicles and heavy equipment shall be confined to the area within the vegetative protection fencing unless specifically authorized by TRPA.

11. Replanting of all exposed surfaces, as shown on the revegetation and slope stabilization plans, shall be completed within one year following the commencement of construction, unless the approved construction schedule establishes otherwise.

12. All trees and natural vegetation which are to remain shall be fenced for protection. Scarring of trees shall be avoided. Scarred trees shall be repaired with tree seal.

Fencing specified shall be at least 48 inches high and shall be constructed of metal posts and either orange construction fencing or metal mesh fencing also at least 48 inches high (Section 33.6). Job sites with violations of the fencing standards will be required to re-fence the job site with a high gauge metal fencing.

No material or equipment shall enter or be placed in the areas protected by fencing or outside the construction areas without prior approval from TRPA. Fences shall not be moved without prior approval (Section 33.6).

To reduce soil disturbance and damage to vegetation, the area of disturbance during the construction of a structure shall be limited to the area between the footprint of the building and the public road. For the remainder of the site the disturbance areas shall not exceed 12 feet from the footprint of the structure, parking area or cut/fill slope. The approved plans should show the fencing and approved exceptions (Section 36.12).

13. Revegetation of compacted dirt areas not to be surfaced shall be in accordance with guidelines established in Chapter 6 of the Handbook of Best Management Practices.

14. At all times during construction, environmental protection and erosion control devices shall be maintained in a functioning state. Such devices include, but are not limited to, sediment barriers, dust control devices, and vegetative protection.

15. No grading, filling, clearing of vegetation, operation of equipment, or disturbance of the soil shall take place in areas where any historic or prehistoric ruins or monuments or objects of antiquity are present or could be damaged by grading. If any historic or prehistoric ruins or
monuments or objects of antiquity are discovered, all grading, filling, clearing of vegetation, operation of equipment, or disturbance of the soil shall immediately cease and shall not recommence until a recovery plan is approved by TRPA.

16. All construction sites shall be winterized no later than October 15 of each year as follows:
   a. Inactive winter sites shall contain erosion and drainage improvements necessary to prevent discharge from the site including, but not limited to:
      (1) Installation of temporary erosion controls
      (2) installation of temporary protective fencing of vegetation
      (3) Stabilization of all disturbed areas
      (4) Cleanup and removal of all construction slash and debris
      (5) Installation of permanent mechanical stabilization and drainage improvements, where feasible
      (6) Removal of all spoil piles
   b. Active winter sites shall comply with the following:
      (1) Installation of all permanent mechanical erosion control devices, including paving of all driveway and parking areas
      (2) Installation of all permanent drainage improvements
      (3) Parking of vehicles, equipment, and storage of materials shall be restricted to paved areas

17. Work shall be performed in such a manner that the project can be winterized within 24 hours.

18. Rehabilitation and cleanup of the site following construction shall include, but not be limited to, removal of all construction waste and debris.

19. The TRPA permit and the final construction drawings shall be present on site from the time construction commences until the final TRPA site inspection.

20. Upon completion of the project, as a condition of the release of the security, TRPA shall conduct a final site inspection to verify that all required improvements and revegetation are properly installed and that all conditions of the permit have been satisfied.

21. Prior to commencement of construction, the applicant shall submit a construction completion schedule to TRPA. Construction shall be completed by the date set forth in the approved construction schedule. Extensions of the schedule may be granted provided the request is made in writing and the application fee submitted prior to the expiration of the completion schedule. An additional security may be require to be posted to ensure
completion or abatement of the project. To approve the extension, TRPA must make either of the following findings:

a. The project was diligently pursued, as defined in Subparagraph 2.2.4.C of the TRPA Code of Ordinances, during each building season (May 1 - October 15) since commencement of construction.

b. That events beyond the control of the permittee, which may include, but are not limited to, engineering problems, labor disputes, natural disasters, or weather problems have prevented diligent pursuit of the project.

22. The permittee shall allow TRPA to enter and inspect the site at any time to determine compliance with the permit.

23. No construction methods shall be utilized that will degrade the water of Lake Tahoe or other lakes within the Lake Tahoe Basin.

24. The color of all proposed structures, including fences, shall be earthtone and shall blend rather than contrast with the existing vegetation and earth, and be consistent with the TRPA approved visual simulation when required.

25. All roofs shall be composed of non-glare earthtone materials that minimize reflectivity.

26. Fences shall be constructed of wood materials whenever possible. Where chainlink fencing is used, it shall be coated with brown or black vinyl, including posts.

27. The permittee agrees to indemnify, defend, and hold harmless, TRPA, its Governing Board, its Planning Commission, its agents, and employees from and against any and all loss, damage, injury, liability, and claims thereof, for actions arising directly, or indirectly, from issuance or implementation, of this permit.

28. Violation of any of the above conditions shall be grounds for revocation of the permit. Failure to commence construction within the approval period shown on the permit face shall result in the expiration of the permit, without notice, by operation of law, on the date shown on the permit face.

29. Required BMPs (slope stabilization, infiltration facilities, revegetation, etc.) shown on the approved plans have been determined from representations submitted by the applicant and not confirmed by field inspection. Modification of the required BMPs necessary to correct inadequacies may be added at the time of the pre-grade inspection and shall be incorporated into the TRPA permit and site plans as additional conditions of approval.

30. For projects with and Environmental Assessment (EA) or an Environmental Impact Statement (EIS), the mitigation measures contained in the document are considered conditions of project approval, except when noted in the Special Conditions of Approval. Final plans shall be designed to include all EA/EIS mitigation measures. Where discrepancies exist between the final plans and the EA/EIS, the mitigation measures outlined in the EA/EIS shall take precedence, unless specifically noted in writing by TRPA.

31. 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.

32. Information contained in special reports prepared for the project, including, but not limited to, visual analysis and substrate reports, are considered conditions of project approval, except when noted in the Special Conditions of Approval.