TAHOE REGIONAL PLANNING AGENCY

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STAFF REPORT

Date: February 23, 2023

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Kaleta Multi-Family Housing and Accessory Dwelling Unit Project; 1971 F Street, South Lake Tahoe, CA; Accessor's Parcel Number: 032-151-009, TRPA File No: ERSP2022-1999

Proposed Action: Hearings Officer action on the proposed project and related findings (Attachment A) based on this staff summary, the draft permit (Attachment B), the Initial Environmental Checklist (IEC) (Attachment D), and the Article V(g) Checklist (Attachment E).

Staff Recommendation: Staff recommends the Hearings Officer make the required findings and approve the project subject to the conditions in the draft permit.

Project Description and Background: Paul and Vicky Kaleta are proposing to tear down an existing single-family dwelling and construct five detached duplexes and two accessory dwelling units, for a total of 12 residential units, at 1971 F Street, South Lake Tahoe, California. The subject site is located in Special Area #1 of Plan Area Statement 114 – Bonanza. Multi-family housing is allowed at a density of 15 units per acre. The subject site is 31,009 square feet and therefore 11 multi-family residential units are allowed. TRPA Code, Section 31.3, allows for two additional accessory dwelling units (ADUs) where the primary use is multi-family. The project is subject to TRPA Hearings Officer review and approval because it includes more than four multi-family residential housing units (refer to TRPA Code, Chapter 2).

Development Review Team Meeting: On January 26, 2023, TRPA took the project to a City of South Lake Tahoe Development Review Team meeting, which is a meeting for staff to review and discuss projects. Following the meeting, City staff provided a list of corrections to the applicant that will need to be addressed prior to a building permit being issued. Refer to Attachment F.

Development Rights: There is one existing Residential Unit of Use (the existing single-family dwelling) located on the property. The applicant plans to transfer 11 additional Residential Units of Use to the site for the other residential units.

Water Quality Best Management Practices: Water quality best management practices will be installed with the project.

Land Coverage: The parcel size is 31,009 square feet. The parcel is in Land Capability District Class 5. The base allowable coverage is 25% of the project area, which is 7,752 square feet. The verified coverage on site is 14,580 square feet. The proposed coverage is 14,542 square feet. The property has 6,828 square feet of excess coverage. The property owner will have to mitigate all land coverage on the site in order to take advantage of coverage exemptions (6,828 square feet of excess coverage multiplied by $8.50 per sq. ft. in Hydrologic Area 5 – Upper Truckee).

Height: A 2 percent slope will be retained across the building site and the proposed dominant roof pitch will be 6:12. Per Table 27.4.1-1 in the TRPA Code, the maximum allowed height on the site is 31 feet 8 inches. The proposed height is 30 feet 9 inches.

Environmental Review: TRPA staff completed the "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 4 of the TRPA Code of Ordinances (Attachment E) and the applicant prepared an Initial Environmental Checklist (Attachment D) in accordance with Chapter 3 of the TRPA Code of Ordinances. All responses contained on said checklists indicate compliance with the environmental thresholds.

Required Actions: Staff recommends that the Hearings Officer take the following actions, based on this staff summary and evidence in the record:

1. Approve the findings contained in this staff summary, and a finding of no significant environmental effect (Attachment A);

2. Approve the project, based on the staff summary, and record evidence, subject to the conditions contained in the attached Draft Permit (Attachment B).

Project Application: The file materials associated with this project are available at: https://parcels.laketahoeinfo.org/AccelaCAPRecord/Detail/ERSP2022-1999

Noticing: Property owners within 300 feet of the subject site were provided notice of the Hearings Officer meeting.

Contact Information: If you have any questions, please contact Brandy McMahon, AICP, Local Government Coordinator, at (775) 589-5274 or bmcmahon@trpa.gov.

Attachments:

A. Required Findings
B. Draft Permit
C. Site Plans, Elevations, & Floor Plans
D. Initial Environmental Checklist
E. Article V(g) Checklist
F. City of South Lake Tahoe Comments

Attachment A

Required Findings

Required Findings

Required Findings: The following is a list of the required findings as set forth in Chapters 4, 37, and 61 of the TRPA Code of Ordinances. Following each finding, agency staff has briefly summarized the evidence on which the finding can be made.

1. Chapter 4 – Threshold Findings:

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

    All evidence in the file and public record demonstrates that the proposed project will not adversely impact the Regional Plan, is consistent with Special Area #1 of Plan Area Statement 114 – Bonanza, complies with the TRPA Code of Ordinances, and will not adversely impact other TRPA plans and programs.

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

    The basis for this finding is provided in the Project Review Conformance Checklist and Article V(g) Findings, in accordance with Chapter 4 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities.

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

    (Refer to paragraph b., above.)

2. Chapter 37 – Height

    37.5.1. Approval of Building Heights Greater Than 26 Feet
    Building heights greater than 26 feet may be approved if the project is in compliance with the standards in Section 66.1: Scenic Quality Standards, and TRPA makes the findings specified below. If, in any case, the TRPA is unable to make the required findings, maximum building height shall be limited to that height for which the required findings can be made.

    A. Additional Height for Roof Pitch of Up to 5:12
    Building height greater than 26 feet, up to the maximums set forth in Table 37.4.4-1 for a roof pitch of up to 5:12, may be approved if TRPA makes finding 1 as set forth in Section 37.7.

    Not applicable.

B. Additional Height for Roof Pitch Greater Than 5:12
Building height greater than 26 feet, up to the maximums set forth in Table 37.4.4-1 for a roof pitch of greater than 5:12, may be approved for residential buildings if TRPA makes findings 1, 2, and 8 as set forth in Section 37.7, and for other buildings if TRPA makes findings 1, 2, 3, and 8 as set forth in Section 37.7.

According to TRPA Code, Table 37.4.1-1: *Maximum Heights for Buildings*, the maximum allowed height for the project is 31'-8". The maximum proposed height is 30'-9". The slope across the building site is 2% and the proposed dominant roof pitch is 6:12.

Section 37.7 findings 1, 2, and 8 below:

Finding 1
When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline. For height greater than that set forth in Table 37.4.1-1 for a 5:12 roof pitch, the additional height shall not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in subsection 66.3.7, Additional Visual Magnitude, or Appendix H, Visual Assessment Tool, of the Design Review Guidelines.

The new residences will not extend above the forest canopy when viewed from 300 feet offshore of Lake Tahoe. The proposed residences will not be visible from major arterials, scenic turnouts, or other public recreation areas. The residential units will be surrounded by mature pine trees and the additional height will not cause the buildings to extend above the forest canopy or the ridgeline.

Finding 2
When outside a community plan, the additional height is consistent with the surrounding uses.

The project is located within Special Area #1 of TRPA Plan Area Statement 114 - Bonanza. Multi-family dwellings are an allowed use. The additional height is consistent with surrounding single-family and multi-family residences.

Finding 8
The maximum building height at any corner of two exterior walls of the building is not greater than 90 percent of the maximum building height. The maximum height at the corner of two exterior walls is the difference between the point of lowest natural ground elevation along an exterior wall of the building, and point at which the corner of the same exterior wall meets the roof. This standard shall not apply to an architectural feature described as a prow.

The maximum height at any corner of two exterior walls of the buildings is not greater than 90% of the maximum building height. The proposed maximum height is 30' 9" and 90% of this height is approximately 27' 8". The maximum building height at the highest corner of two exterior walls of the building is approximately 21' 9", which is approximately 70% of the maximum building height.

Chapter 61 – Tree Removal Findings

61.1.4. Old Growth Enhancement and Protection

B. Standards for Non-SEZ Urban Lands
Within non-SEZ urban areas, individual trees larger than 30 inches dbh that are healthy and structurally sound shall be retained as desirable specimen trees having aesthetic and wildlife value, unless no reasonable alternative exists to retain the tree, including reduction of parking areas or modification of the original design.

Twenty-five trees, including four trees greater than 30 inches diameter at breast height (dbh) are proposed for removal. If the project is approved, no reasonable alternative exists to retain the trees.

Attachment B

Draft Conditional Permit

DRAFT PERMIT

PROJECT DESCRIPTION: Kaleta Multi-Family Housing and Accessory Dwelling Unit Project

PERMITTEE(S): Paul and Vicky Kaleta APN: 032-151-009

CITY/LOCATION: South Lake Tahoe/1971 F Street FILE #: ERSP2022-1999

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on XX, 2023, subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on XX, 2026, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

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

(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
(3) THE PERMITTEE OBTAINS A CITY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A CITY BUILDING PERMIT. THE CITY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
(4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

_____ _____

TRPA Executive Director/Designee Date

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

Signature of Permittee(s)_____ Date_____

PERMIT CONTINUED ON NEXT PAGE

APN 032-151-009

FILE NO. ERSP2022-1999

Project Security Posted (1): Amount $6,600 Paid _____ Receipt No._____

Excess Coverage Mitigation Fee (2): Amount $58,038 Paid _____ Receipt No._____

Off-Site Coverage Mitigation Fee (3): Amount $2,762.50 Paid _____ Receipt No._____

Mobility Mitigation Fee (4): Amount $56,309.40 Paid _____ Receipt No._____

Project Security Administration Fee (5): Amount $_____ Paid _____ Receipt No._____

Notes:

(1) See Special Condition 3.A below.
(2) See Special Condition 3.B below.
(3) See Special Condition 3.C below.
(4) See Special Condition 3.D below.
(5) Refer to the TRPA Fee Schedule for the security administration fee.

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

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date:

_____ _____

TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit specifically authorizes the tear down of an existing single-family dwelling and construction of five duplexes and two accessory dwelling units, for a total of 12 new residential units, at 1971 F Street, South Lake Tahoe, California. The project will result in a total of 14,542 square feet of Land Capability District (LCD) Class 5 land coverage and 38 square feet of LCD Class 5 banked land coverage. The existing residential unit of use (RUU) on the property will be used for one of the units. Eleven additional RUUs will be transferred to the site for the other 11 units. Temporary and permanent Best Management Practices (BMPs) will be installed as part of this project.

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

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

   A. The security required under Standard Condition A.3 of Attachment R shall be $6,600. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and the TRPA Fee Schedule for the required security administration fee.

   B. The affected property has 6,828 square feet of excess land coverage. To take advantage of coverage exemptions, the permittee must mitigate all of the excess land coverage on

this property by submitting an excess coverage mitigation fee of $58,038 (6,828 sq. ft. multiplied by $8.50 per sq. ft. in Hydrologic Area 5 – Upper Truckee).

C. The permittee shall submit an offsite coverage mitigation fee of $2,762.50 for the creation of 325 square feet of land coverage in the public right-of-way ($8.50 sq. ft. in Hydrologic Area 5 – Upper Truckee).

D. The permittee shall submit a $56,309.40 mobility mitigation fee. This fee is based on the addition of 287 average daily vehicle miles traveled (VMT) ($196.20 per average daily VMT).

E. The permittee shall add the following note to the plans:

> "All exterior lighting shall be consistent with TRPA Code of Ordinances, Section 36.8, Exterior Lighting Standards. Specifically, all exterior lighting shall be fully shielded and directed downward so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the above the horizonal is prohibited."

F. The permittee shall provide details of all exterior lighting fixtures.

G. All proposed combustion appliances (gas heaters, water heaters, wood heaters, etc.) shall be identified on the plans and comply with the air quality standards in TRPA Code, Section 65.1.4.

H. A BMP Inspection and Maintenance Log shall be submitted to TRPA. The log shall be filled out twice annually, in the spring and fall. This plan shall be retained on-site and made available to TRPA per request. A sample plan may be viewed here: https://tahoebmp.org/Maintenance.aspx.

I. The location of all utilities shall be on the final plans.

J. A construction fencing detail and the location needs to be added to the plans.

K. The permittee shall e-mail one final set of plans to TRPA for electronic stamping.

4. Maximum excavation depths shall not exceed five feet.

5. Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.

6. Prior to security release, photos shall be provided to TRPA taken during the construction of any subsurface BMP's or of any trenching and backfilling with gravel.

7. All BMPs shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.

8. To the maximum extent allowable by law, the permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees

(collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

9. 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.

END OF PERMIT

Attachment C

Site Plans, Elevations, & Floor Plans

F STREET RESIDENTIAL
1971 F STREET
SOUTH LAKE TAHOE, CA
APN# 032-151-009

PROJECT INFORMATION

ARCHITECTURAL DESIGN:
DARINA GUSEV
5929 SHIRLEY AVE
CARMICHAEL, CA 95608
916-215-2845
GUSEV.DASHA@GMAIL.COM

OWNER:
PAUL & VICKY KALETA
PO BOX 2508
STATELINE, NV 89449
BASINSTRATEGIES@GMAIL.COM

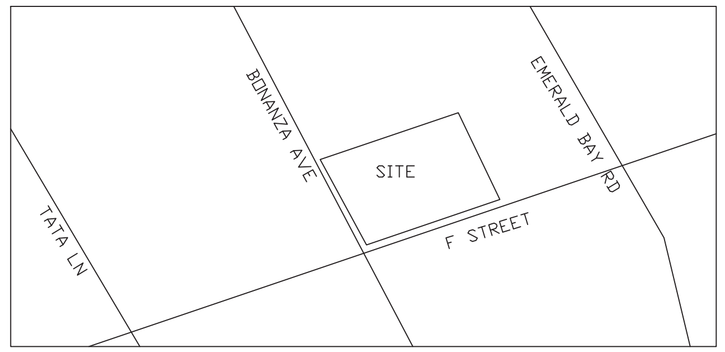
CODE ANALYSIS

SCOPE: MULTI-FAMILY RESIDENCE
CONSTRUCTION: V-B
OCCUPANCY: R-3/U-1
STORIES: 2
FIRE SPRINKLER: YES, NFPA 13D STANDARDS

1 THIS PROJECT SHALL COMPLY WITH 2019 CBC, CMC, CPC, CEC, CGBC, 2019 ENERGY REQUIREMENTS, NFPA13D
A) SECTION 310.4: OCCUPANCY R-3
B) SECTION 504 (TABLE 504.3 & 504.4): CONSTRUCTION VB
C) SECTION 506 (TABLE 506.2): ALLOWABLE AREA PER STORY 7000SQ
TABLE 705.8: UNPROTECTED OPENINGS AREA IN EXTERIOR WALLS - 25%
D) DWELLING UNIT SEPARATION
WALLS: 1 HR, SECTION 708.3 EXCEPTION 2
FLOORS: N/A
3 THIS PROJECT SHALL COMPLY WITH SECTION 420.9 EV CHARGING CONSTRUCTION

RE-VEGETATION AND TRPA NOTES

1. ALL BARREN AREA AND AREA DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.
2. TYPE OF GRASS OR PLANTS FOR REVEGETATION SHALL BE SELECTED, INSTALLED AND MAINTAINED ACCORDING TO THE TRPA HANDBOOK OF BMP'S VOLUME 2, PAGES 193-214.
3. INSTALL A 3" LAYER OF GRAVEL UNDER ALL RAISED DECKS
AND STEPS.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2" TO 3" LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. MULCH SHALL BE MAINTAINED MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT.



COVERAGE CALCULATION:

CLASS: 5
TOTAL LOT AREA =31,009 SQF
TOTAL BASE ALLOWED COVERAGE @25% =7,752 SQF
TOTAL VERIFIED EXISTING COVERAGE =14,580 SQF
PERMEABLE DECK EXEMPTION: 824 SQF OF PERMEABLE DECKS: 500+100+75+30(74*.4) =705 SQF
750 SQF MAX ALLOWABLE PERVIOUS DECKING EXEMPTION (45 SQF REMAINING ALLOWABLE)
3,101 SQF TOTAL MAX ALLOWABLE COVERAGE EXEMPTION (2,396 SQF REMAINING ALLOWABLE)

NOTES:

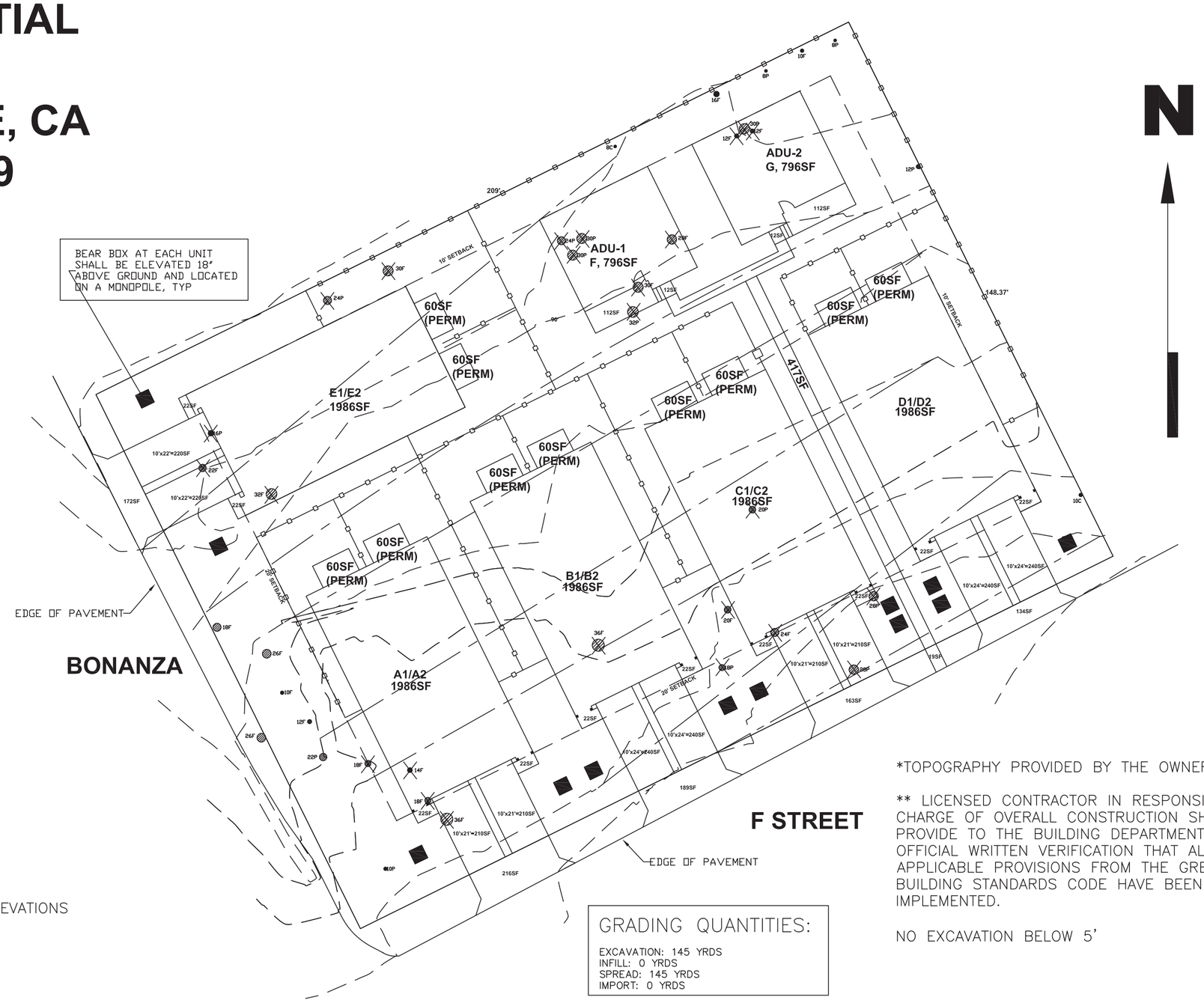
1 IT IS A RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MEET THE INTENT OF THE CODE WITH REGARDS TO THE RESIDENTIAL MANDATORY MEASURES AS PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4A602, pp.85-94
2 SEWER PIPE MATERIAL: ABS INTERIOR/EXTERIOR
3 WATER PIPING:
A) INTERIOR PEX (CROSS LINKED POLYETHYLENE) WITH COPPER FITTING;
B) EXTERIOR SCHEDULE 40
MAIN WATER SERVICE LINE TO BE SCHEDULE 40 PVC PIPE. PROVIDE BLUE INSULATED 18 AWG COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL ADJACENT TO THE PIPE AND TERMINATE IT ABOVE GROUND AT BOTH ENDS. CDC 604.8
4 GAS: STREET TO GAS METER PIPING PER LOCAL UTILITY COMPANY. INTERIOR GAS PIPING: BLACK IRON.
5 EXTERIOR WATER PIPING SHALL BE BURIED A MIN 42" IN ORDER TO PROTECT PIPES FROM FREEZING.

SHEET INDEX

A0.1 TITLE SHEET/SITE PLAN
A0.0 COLORS SCHEME
A0.2 BMP - BUILDING A
A0.3 BMP - BUILDING B & D
A0.4 BMP - BUILDING C
A0.5 BMP - BUILDING E
A0.6 BMP - ADU
A0.7 DEFENSIBLE SPACE
A0.8 TRPA NOTES AND DETAILS
A0.9 EROSION CONTROL PLAN

A1.1 FLOOR PLAN, E1 & E2
A1.2 ELEVATIONS, E1 & E2
A2.1 FLOOR PLAN, A1 & A2
A2.2 ELEVATIONS, A1 & A2
A3.1 FLOOR PLAN, B1 & B2
A3.2 ELEVATIONS, B1 & B2
A4.1 FLOOR PLAN, C1 & C2
A4.2 ELEVATIONS, C1 & C2
A5.1 FLOOR PLAN, D1 & D2
A5.2 ELEVATIONS, D1 & D2
A6.1 ADU, FLOOR PLAN AND ELEVATIONS

L- LANDSCAPING



GRADING QUANTITIES:
EXCAVATION: 145 YRDS
INFILL: 0 YRDS
SPREAD: 145 YRDS
IMPORT: 0 YRDS

*TOPOGRAPHY PROVIDED BY THE OWNER

** LICENSED CONTRACTOR IN RESPONSIBLE CHARGE OF OVERALL CONSTRUCTION SHALL PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED.

NO EXCAVATION BELOW 5'

BUILDING A

BUILDING A
UNIT 1

DRIVEWAY: 210 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 907 SQF
TOTAL LIVING AREA: 1530 SQF
GARAGE: 280 SQF

BUILDING A
UNIT 2

DRIVEWAY: 210 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 893 SQF
TOTAL LIVING AREA: 1516 SQF
GARAGE: 280 SQF

COVERAGE: BUILDING A

BUILDING ENVELOPE: 1986 SQF
DRIVEWAY: 420 SQF
WALKWAY: 44 SQF
PERMEABLE DECK: 0 SQF

BUILDING A COVERAGE: 2450 SQF

BUILDING B

BUILDING B
UNIT 1

DRIVEWAY: 240 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 881 SQF
TOTAL LIVING AREA: 1504 SQF
GARAGE: 280 SQF

BUILDING B
UNIT 2

DRIVEWAY: 240 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 893 SQF
TOTAL LIVING AREA: 1516 SQF
GARAGE: 280 SQF

COVERAGE: BUILDING B

BUILDING ENVELOPE: 1986 SQF
DRIVEWAY: 480 SQF
WALKWAY: 44 SQF
PERMEABLE DECK: 0 SQF

BUILDING B COVERAGE: 2510 SQF

BUILDING C

BUILDING C
UNIT 1

DRIVEWAY: 210 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 881 SQF
TOTAL LIVING AREA: 1504 SQF
GARAGE: 280 SQF

BUILDING C
UNIT 2

DRIVEWAY: 210 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 893 SQF
TOTAL LIVING AREA: 1516 SQF
GARAGE: 280 SQF

COVERAGE: BUILDING C

BUILDING ENVELOPE: 1986 SQF
DRIVEWAY: 420 SQF
WALKWAY: 44 SQF
PERMEABLE DECK: 0 SQF

BUILDING C COVERAGE: 2450 SQF

BUILDING D

BUILDING D
UNIT 1

DRIVEWAY: 240 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 881 SQF
TOTAL LIVING AREA: 1504 SQF
GARAGE: 280 SQF

BUILDING D
UNIT 2

DRIVEWAY: 240 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 893 SQF
TOTAL LIVING AREA: 1516 SQF
GARAGE: 280 SQF

COVERAGE: BUILDING D

BUILDING ENVELOPE: 1986 SQF
DRIVEWAY: 480 SQF
WALKWAY: 44 SQF
PERMEABLE DECK: 0 SQF

BUILDING D COVERAGE: 2510 SQF

BUILDING E

BUILDING E
UNIT 1

DRIVEWAY: 220 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 881 SQF
TOTAL LIVING AREA: 1504 SQF
GARAGE: 280 SQF

BUILDING E
UNIT 2

DRIVEWAY: 220 SQF
WALKWAY: 22 SQF
PORCH: 90 SQF
DECK: 60 SQF
1ST FLOOR: 623 SQF
2ND FLOOR: 893 SQF
TOTAL LIVING AREA: 1516 SQF
GARAGE: 280 SQF

COVERAGE: BUILDING E

BUILDING ENVELOPE: 1986 SQF
DRIVEWAY: 440 SQF
WALKWAY: 44 SQF
PERMEABLE DECK: 0 SQF

BUILDING E COVERAGE: 2470 SQF

BUILDING ADU 1-2

ADU-1

PORCH: 112 SQF
LIVING AREA: 796 SQF
LANDING: 12 SQF

ADU-2

PORCH: 112 SQF
LIVING AREA: 796 SQF
LANDING: 12 SQF

ADU COVERAGE

BUILDINGS: 1592 SQF
PERMEABLE PORCH: 119 SQF
LANDINGS: 24 SQF
WALKWAY: 417 SQF

ADU COVERAGE: 2152 SQF

VERIFIED EXISTING ONSITE COVERAGE (PER TRPA FILE #LCAP2021-0445): 14580 SQF
PROPOSED ONSITE COVERAGE: 14542 SQF
REMAINING COVERAGE TO BE BANKED: 38 SQF

VERIFIED EXISTING OFFSITE COVERAGE (PER TRPA FILE #LCAP2021-0445): 568 SQF
PROPOSED OFFSITE COVERAGE: 893 SQF
ADDITIONAL OFFSITE COVERAGE: 325 SQF

PROJECT NOTES

1. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL INCLUDE A STATEMENT BY THE ARCHITECT OR EOR IN RESPONSIBLE CHARGE INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENT WAS REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
2. ALL DEFERRED SUBMITTAL REQUIRED SEPARATE PLAN REVIEWS AND PERMIT ISSUANCE. ADDITIONAL FEES WILL APPLY BASED ON VALUATION AND FEE SCHEDULE IN EFFECT OF TIME OF ACTUAL SUBMITTAL.

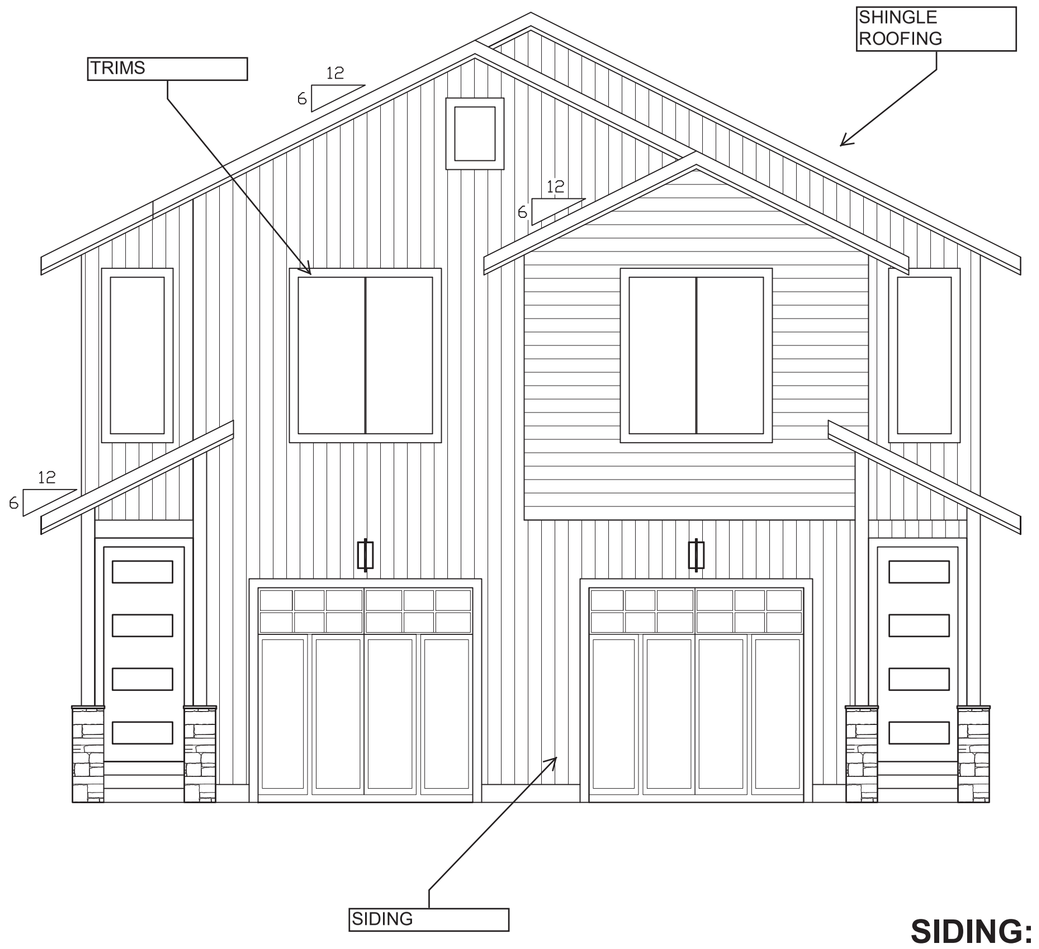
REVISIONS	BY

DARINA GUSEV
5929 SHIRLEY AVE
CARMICHAEL, CA
916-215-2845

GUSEV.DASHA@GMAIL.COM

F STREET RESIDENTIAL
1971 F STREET
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
SITE PLAN

DATE	10.25.2022
SCALE	1"=20'
DRAWN	DASHA
JOB NO.	SLT
	A0.1
OF	SHEETS



SIDING: STAIN CHARCOAL

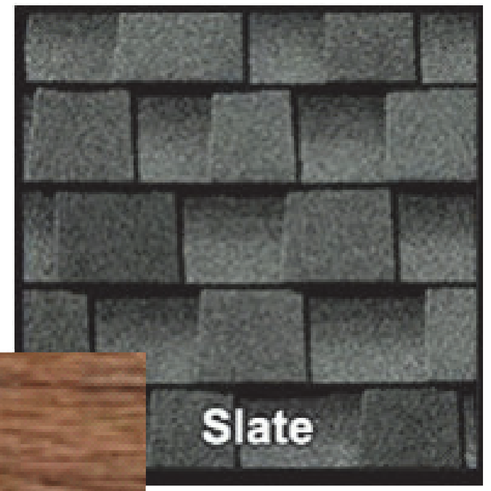
SHINGLE ROOFING: BARKWOOD

NATURAL STONE: LANTANA

TRIM: BARNWOOD

COLOR SCHEME 1

SHINGLE ROOFING: SLATE



SIDING: BROWN

NATURAL STONE: LANTANA

TRIM: TWISTED VINE

COLOR SCHEME 2

REVISIONS	BY

DARINA GUSEV
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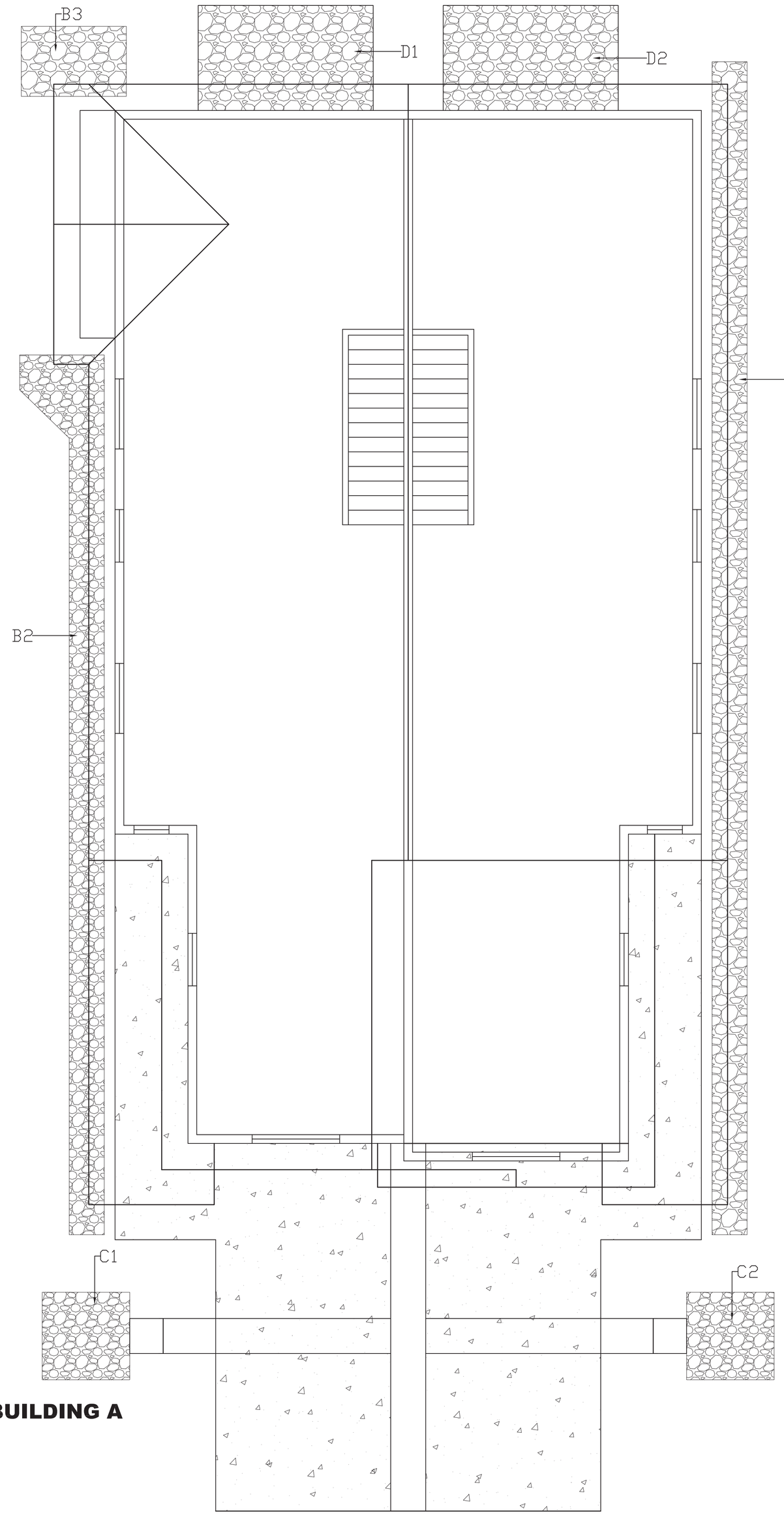
F STREET RESIDENTIAL
1971 F STREET
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
COLOR SCHEME

DATE	9.30.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A00
OF	SHEETS

AGENDA ITEM NO. V.C.



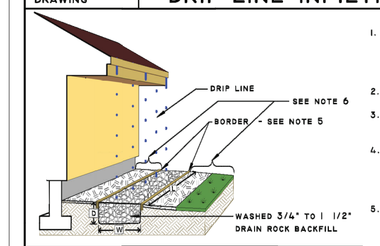
BUILDING A

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

LAKE TAHOE STANDARD DRAWING

DRIP LINE INFILTRATION TRENCH

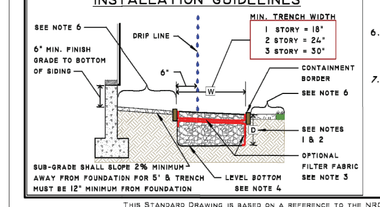
STANDARD DRAWING NO. BMP-001
DATE: 4-6-2012



CONSTRUCTION NOTES

1. FOR SITE SPECIFIC TRENCH DIMENSIONS AND BACKFILL REQUIREMENTS REFER TO THE BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM OR OTHER APPROVED BMP SIZING CALCULATIONS. SEE BMP-002, "ROOF VALLEY DRIP LINE TREATMENT," FOR DETAILS OF TRENCHES LOCATED UNDER ROOF VALLEYS.
2. MAXIMUM TRENCH DEPTH RECOMMENDED IS 10".
3. FILTER FABRIC IS OPTIONAL. SEE BMP-060, "FILTER FABRIC FOR INFILTRATION SYSTEMS," FOR DETAILS.
4. BOTTOM OF TRENCH MUST BE LEVEL. IF THIS IS NOT FEASIBLE, ALTERNATIVES INCLUDE CONSTRUCTING A SWALE OR SUBSURFACE DRAIN TO COLLECT AND CONVEY THE RUNOFF TO AN INFILTRATION SYSTEM. SEE BMP-004, "DRIP LINE CONVEYANCE SWALE," AND BMP-005, "SUBSURFACE CONVEYANCE SYSTEM."
5. CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
6. CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT WWW.LIVEWITHFIRE.INFO/TAHOE FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
7. *REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL, AND PROPER DISPOSAL OF DEBRIS, PINE NEEDLES AND ACCUMULATED SEDIMENT.*

INSTALLATION GUIDELINES



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: DMB/JMB APPROVED BY: DATE

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 570 - STORMWATER RUNOFF CONTROL.
THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN, AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER. INFILTRATION SYSTEM SIZING IS CALCULATED BASED ON THE HYDRAULIC CONDUCTIVITY OF THE SOILS ON SITE AND VOLUME OF RUNOFF BEING CAPTURED.
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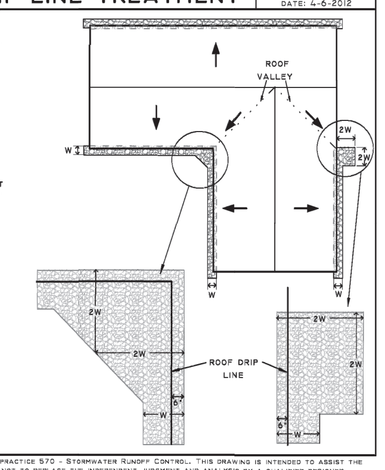
LAKE TAHOE STANDARD DRAWING

ROOF VALLEY DRIP LINE TREATMENT

STANDARD DRAWING NO. BMP-002
DATE: 4-6-2012

CONSTRUCTION NOTES

1. THIS DETAIL APPLIES TO ROOF DRIP LINES THAT REQUIRE ADDITIONAL ARMOR TO PROTECT THE SOIL WHERE ROOF VALLEYS CONCENTRATE FLOW AND PROJECT RUNOFF BEYOND THE STANDARD WIDTH TRENCH OR DRAIN ROCK ARMOR TREATMENT.
2. REFER TO APPLICABLE STANDARD DRAWINGS, BMP-001, "DRIP LINE INFILTRATION TRENCH," OR BMP-009, "ARMORED DRIP LINE," FOR MORE DETAIL.
3. "W" IS THE WIDTH OF THE DRIP LINE TREATMENT AS DEFINED IN THE BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM.
4. WHEN ESTIMATING THE QUANTITY OF DRAIN ROCK REQUIRED, ACCOUNT FOR THE AREA BEYOND THE STANDARD WIDTH TREATMENT WITH A 3" MINIMUM LAYER OF 3/4" TO 1 1/2" DRAIN ROCK. OTHERWISE, USE APPROPRIATE DEPTH TO ESTIMATE QUANTITY OF LARGER ROCK MATERIAL SUCH AS RIPRAP.



LEGEND

- IMPERVIOUS SURFACE/ STRUCTURE OUTLINE
- ROOF VALLEY
- IMPERVIOUS SURFACE FLOW
- DRAIN ROCK

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE

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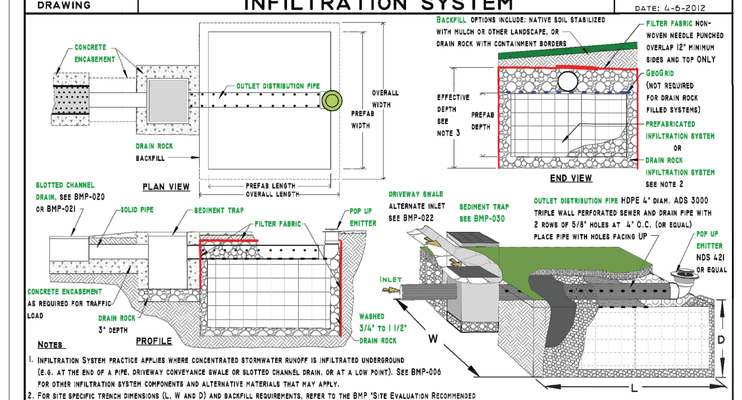
LAKE TAHOE STANDARD DRAWING

INFILTRATION SYSTEM

STANDARD DRAWING NO. BMP-007
DATE: 4-6-2012



Notes

1. INFILTRATION SYSTEM PRACTICE APPLIES WHERE CONCENTRATED STORMWATER RUNOFF IS INFILTRATED UNDERGROUND (E.G. AT THE END OF A PIPE, DRIVEWAY CONVEYANCE SWALE OR SLOTTED CHANNEL DRAIN, OR AT A LOW POINT). SEE BMP-006 FOR OTHER INFILTRATION SYSTEM COMPONENTS AND ALTERNATIVE MATERIALS THAT MAY APPLY.
2. FOR SITE SPECIFIC TRENCH DIMENSIONS (L, W AND D) AND BACKFILL REQUIREMENTS, REFER TO THE BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM OR OTHER APPROVED BMP SIZING CALCULATIONS. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND REFER TO THE NRCS "INSTALLING INFILTRATION SYSTEMS" TIP SHEET. ALLOW FOR 2" DRAIN ROCK ENVELOPE ON ALL SIDES OF PREFAB. UNITS.
3. BOTTOM OF TRENCH MUST BE LEVEL. ON SLOPED SITES, EFFECTIVE DEPTH IS MEASURED ON THE DOWNHILL SIDE OF THE TRENCH.
4. *REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. INSPECT IN SPRING, FALL AND AFTER HEAVY RAINS. REMOVE AND DISPOSE OF DEBRIS, PINE NEEDLES AND ACCUMULATED SEDIMENT PROPERLY. REPAIR POP-UP EMITTER COVER AND BACKFILL PREPARATIO OUTLET PIPE OF GRASSES.*

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 570 - STORMWATER RUNOFF CONTROL.
USERS OF THESE DRAWINGS AND ASSOCIATED INFORMATION MUST BE QUALIFIED PERSONNEL TRAINED TO INTERPRET AND ADAPT TECHNOLOGY ACCORDING TO LOCAL CONDITIONS.
INFILTRATION SYSTEM SIZING IS CALCULATED BASED ON THE HYDRAULIC CONDUCTIVITY OF THE SOILS ON SITE AND VOLUME OF RUNOFF BEING CAPTURED.
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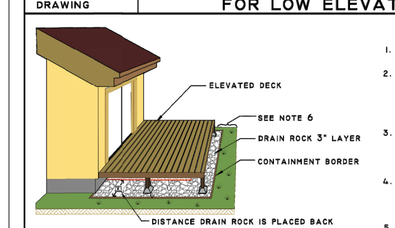
BEST MANAGEMENT PRACTICE

LAKE TAHOE STANDARD DRAWING

EROSION CONTROL FOR LOW ELEVATED STRUCTURES

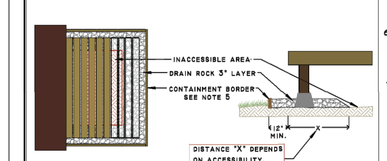
STANDARD DRAWING NO. BMP-011
DATE: 4-6-2012



CONSTRUCTION NOTES

1. SUB-GRADE SHALL SLOPE 2% MINIMUM AWAY FROM FOUNDATION FOR 5'.
2. PLACE ROCK ARMOR AS FAR BACK UNDER THE LOW ELEVATED STRUCTURE AS POSSIBLE. INACCESSIBILITY MAY LIMIT TREATMENT UNDER THE ENTIRE FOOTPRINT. EXTEND ROCK ARMOR 12" OUT FROM THE PERIMETER OF THE STRUCTURE.
3. 3/4" TO 1 1/2" DRAIN ROCK OR COBBLE IS RECOMMENDED FOR ROCK ARMOR. NATIVE ROCK CAN BE SUBSTITUTED IF AVAILABLE. USE RIP RAP ON STEEPER SLOPES.
4. FINISH GRADE OF DRAIN ROCK SHALL BE AT LEAST 6" BELOW WOOD SIDING TO MAINTAIN WOOD AND EARTH SEPARATION REQUIRED BY LOCAL BUILDING CODES.
5. CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, REDWOOD, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
6. CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT WWW.LIVEWITHFIRE.INFO/TAHOE FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
7. *REMOVE PINE NEEDLES AND ACCUMULATED SEDIMENT TO MAINTAIN FULL FUNCTION. KEEP AREA CLEAR OF STORED MATERIALS SUCH AS FIREWOOD, LUMBER, HOUSEHOLD ITEMS, ETC.*

INSTALLATION GUIDELINES



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE

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BEST MANAGEMENT PRACTICE

LAKE TAHOE STANDARD DRAWING

SEDIMENT TRAP

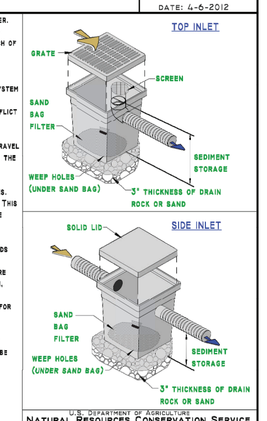
STANDARD DRAWING NO. BMP-030
DATE: 4-6-2012

GENERAL NOTES: SEDIMENT TRAPS HELP PROTECT INFILTRATION SYSTEMS FROM PREMATURE CLOGGING FROM DIRTY STORM WATER. REFER TO THE BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM FOR SITE SPECIFIC SEDIMENT TRAP SIZE. FOR SOME AVAILABLE PRODUCTS, SEE NRCS "SEDIMENT TRAP SIZING SHEET" BMP-030A. THE LIST IS THE RESULT OF A LIMITED SEARCH OF LOCAL AND INTERNET BASED SUPPLIERS. OTHER PRODUCTS ARE APPLICABLE.

INSTALLATION: (REFER TO NRCS STANDARD DRAWING, BMP-007 FOR AN OVERVIEW OF INFILTRATION SYSTEMS.)

1. DETERMINE THE APPROPRIATE PLACEMENT OF THE SEDIMENT TRAP. IT MAY BE PLACED EITHER DIRECTLY IN THE INFILTRATION SYSTEM OR UPSTREAM OF IT. THE TRAP MUST BE LOCATED SUCH THAT WATER WILL FLOW INTO IT FROM THE IMPERVIOUS SURFACE AND LEAVE IT DOWNSTREAM TO THE INFILTRATION SYSTEM. ENSURE THAT THE DEPTHS REQUIRED FOR INSTALLATION ARE NOT IN CONFLICT WITH BEDROCK, UTILITIES, HIGH GROUNDWATER, ETC. CALL FOR APPROVAL IF DESIGN MODIFICATIONS ARE REQUIRED.
2. IF THE SEDIMENT TRAP IS UPSTREAM FROM THE INFILTRATION SYSTEM DIG A HOLE LARGE ENOUGH TO ALLOW 3" OF BACKFILL (GRAVEL OR SAND) ON EACH SIDE AND THE BOTTOM OF THE SEDIMENT TRAP (SAD). IF IT IS PLACED IN THE INFILTRATION SYSTEM CREATE THE NECESSARY SPACE.
3. CUT WEEP HOLES IN THE BOTTOM OF THE BOX OR SELECT A BOTTOMLESS BOX. MINIMALLY THIS SHOULD BE ABOUT 4 - 8" HOLES. WHETHER A BOTTOMLESS BOX OR WEEP HOLES, THE AREA BELOW THE BOX NEEDS TO BE PROTECTED FROM SEDIMENT CLOGGING. THIS IS DONE BY COVERING THE WEEP HOLES OR BOTTOM OF BOTTOMLESS BOX COMPLETELY WITH A SAND BAG FILTER OR ALTERNATIVE METHOD (SEE NOTE 5.)
4. PLACE THE ASSEMBLED BOX TO THE PROPER GRADE AND CONNECT PIPE(S) AS APPROPRIATE. THE INLET PIPE MUST SLOPE TOWARDS THE BOX AND THE OUTLET PIPE AWAY FROM THE BOX BOTH AT A MINIMUM OF 3% INCH VERTICAL DROP PER 1 FOOT HORIZONTAL DISTANCE. INSURE A SNUG CONNECTION SO THAT STORM WATER IS NOT ABLE TO ESCAPE AROUND THE SIDES OF THE PIPE. ENSURE THAT NO FILTER FABRIC BLOCKS THE INLET OR OUTLET. HOWEVER, SOME SCREENING OF THE OUTLET PIPE WITH HARDWARE CLOTH, WIRE MESH, ETC. IS NECESSARY TO PREVENT FLOATABLE DEBRIS, SUCH AS PINE NEEDLES, FROM CLOGGING THE SYSTEM. SIMPLY SECURE THE SCREEN OVER THE OUTLET INSIDE THE BOX. A 90 DEGREE ELBOW MAY BE ADDED TO INCREASE SEDIMENT STORAGE FOR TOP INLET MODEL (SEE DRAWING).
5. COVER THE WEEP HOLES WITH A SAND BAG FILTER. THE SAND BAG FILTER MAY BE CONSTRUCTED FROM A 1 OR 5 GALLON PAINT STRAINER FILLED WITH CLEAN WASHED FLAT SAND. SIMILAR TO CONSTRUCTING THE PIPES IN #4 ABOVE, STORM WATER MUST NOT BE ABLE TO ESCAPE AROUND THE SAND BAG FILTER AND OUT THE BOTTOM OF THE TRAP.
6. ALL INSTALLATIONS MUST BE APPROPRIATELY LOAD RATED AS NECESSITATED BY POTENTIAL VEHICLE TRAFFIC. ALTERNATIVELY, BLOCK ACCESS WITH PARKING BARRIERS PER BMP-025.
7. ADD EXTENSIONS AS NEEDED TO ADJUST LID TO FINISH GRADE. BACKFILL SYSTEM TO THE TOP OF THE BOX.

MAINTENANCE: INSPECT IN SPRING, FALL, AND AFTER HEAVY RAINS. REMOVE AND DISPOSE OF SEDIMENT AND DEBRIS PROPERLY. CHECK SAND BAG FILTERS AND PIPES FOR CLOGGING AND RE-ESTABLISH DRAINAGE AS NEEDED. REMOVE AND REPLACE OR REJUVENATE SAND BAG FILTER WHEN DRAIN TIME OF FULL BOX AFTER STORM EXCEEDS 48 HOURS.



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 570-STORMWATER RUNOFF CONTROL.
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BMP Calculation Spreadsheet

Soil erosion is estimated by the treatment volume multiplied by a 250 mg/l concentration plus contributions of source control and deck treatments calculated with the USLE.

Property Address: 1971 F ST
APN: 032-151-09 — APN lookup
Date: 8.10.2021
Designed By: Darina Gusev

MAP DATA — Water Table: 6.5ft (high groundwater at site) — Restriction: — Max. Depth of Install: 34 in. — Map Unit: 7461 — ON-SITE DEPTHS

Total Drain Rock Quantity (yd^3): 10.7
Total Runoff (ft^3): 223.8 — Amount Treated: 223.8
Total Excavation (yd^3): 9.6

Contributing Surface	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF																				
# of Stories	2	2	2																											
Length (ft.)	64	48	2																											
Width (ft.)	17.5	20.5	81																											
Area (ft^2)																														
Area (ft^2)	1120	984	162	0	0	0	0	0	0	0																				
Runoff (ft^3)	83.3	82.0	13.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0																				
Treatment Label	B1	B2	B3																											
Length (ft.)	66.0	56.0	4.0																											
Width (in.)	24	24	60																											
Depth (in.)	8	10	10																											
On-Site Ksat (K_{sat})																														
mapped Ksat (K_{sat})	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0																				
Prefab Void Space (%)																														
Average Void Space (%)	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%																				
Effective Volume (yd^3)	3.7	3.5	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0																				
Treatment Capacity (ft^3)	94.2	84.7	14.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																				
Drain Rock Quantity (yd^3)	3.7	3.5	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0																				
Excess Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																				
Excess Capacity (ft^3)	0.8	2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																				

Contributing Surface	ROOF	ROOF	Totals	ROOF	ROOF	Totals	DW	DW	Totals			Totals			Totals
# of Stories							0	0							
Length (ft.)							21	21							
Width (ft.)				0	0		10	10							
Area (ft^2)	0	0		0	0	0									
Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	210	210	0	0	0	0	0	0	0
Treatment Label	A1	A2		A3	A4		17.5	17.5	35.0	0.0	0.0	0.0	0.0	0.0	0.0
Length (ft.)							D1	D2							
Width (in.)							5.0	5.0							
Depth (in.)							60	60							
On-Site Ksat (K_{sat})							12	12		8					
mapped Ksat (K_{sat})	4.0	4.0		4.0	4.0	4.0									
Prefab Void Space (%)							4.0	4.0	4.0						
Average Void Space (%)	40%	40%		40%	40%					4.0	4.0	4.0	4.0		
Effective Volume (yd^3)	0.0	0.0		0.0	0.0	0.0	40%	40%							
Treatment Capacity (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.9	0.0						
Drain Rock Quantity (yd^3)	0.0	0.0	0.0	0.0	0.0	0.0	18.4	18.4	36.7	0.0	0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft^3)			0.0			0.0	0.9	0.9	1.8	0.0	0.0	0.0	0.0	0.0	0.0
Excess Capacity (ft^3)			0.0			0.0			0.0						0.0
									3.7						0.0

Basin

	2:1 (rock lined or vegetated)			2:1 (movable)		
Contributing Surface						
Length (ft.)						
Width (ft.)						
Area (ft^2)						
Area (ft^2)	0	0	0	0	0	0
Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0
Treatment Label						
Top Length (ft.)						
Top Width (ft.)						
Depth (in.)						
Bottom Length (ft.)	0.0	0.0	0.0	0.0	0.0	0.0
Bottom Width (ft.)	0.0	0.0	0.0	0.0	0.0	0.0
Volume (yd^3)	0.0	0.0	0.0	0.0	0.0	0.0
On-Site Ksat						
Mapped Ksat	4.0	4.0	4.0	4.0	4.0	4.0
Treatment Capacity (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0
Excess Capacity (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0

Notes

BUILDING A

Deck Treatments

Deck Label	D1	D2	D3
Area (ft2)	60	60	
Slope (%)	0%	0%	
Slope Length (ft)	6	6	
Gravel Treatment Length (ft.)	6	6	
Gravel Treatment Width (ft.)	10	10	
Additional Treatment Sav			
Drain Rock Quantity (yd^3)	0.5556	0.5556	

Source Control Treatments

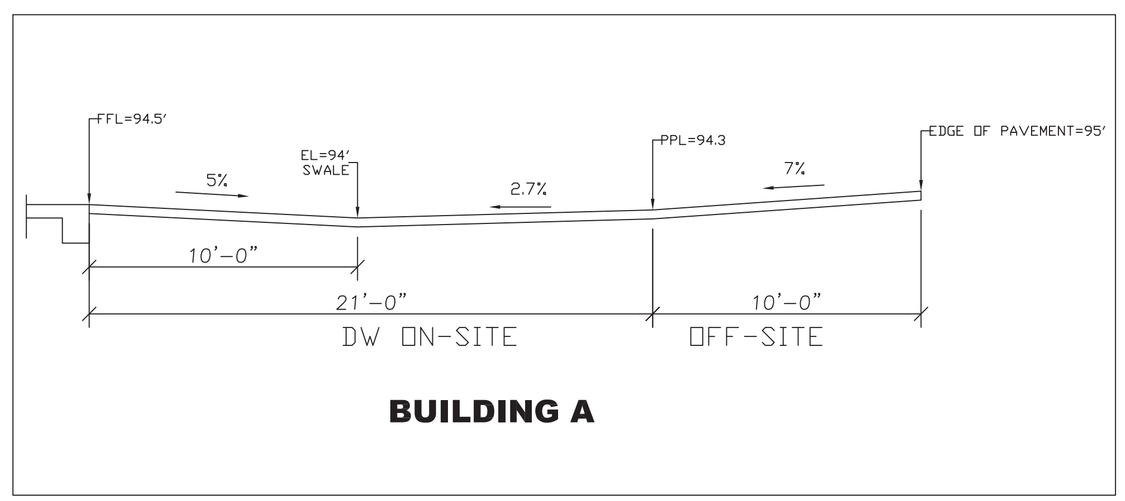
Area Label						
Area (ft2)						
Slope (%)						
Slope Length (ft)						
% Cover						
% Canopy						
Treatment						
Over Rock Quantity (yd^3)						

Reviewer Comments

Sheet: 1 of: 1
Version 12/8/2011

United States Department of Agriculture — Natural Resources Conservation Service

This worksheet is intended to provide an estimate of proper dimensions of infiltrators structures and represents no guarantee of the adequacy of overall system design.



BUILDING A

REVISIONS	BY

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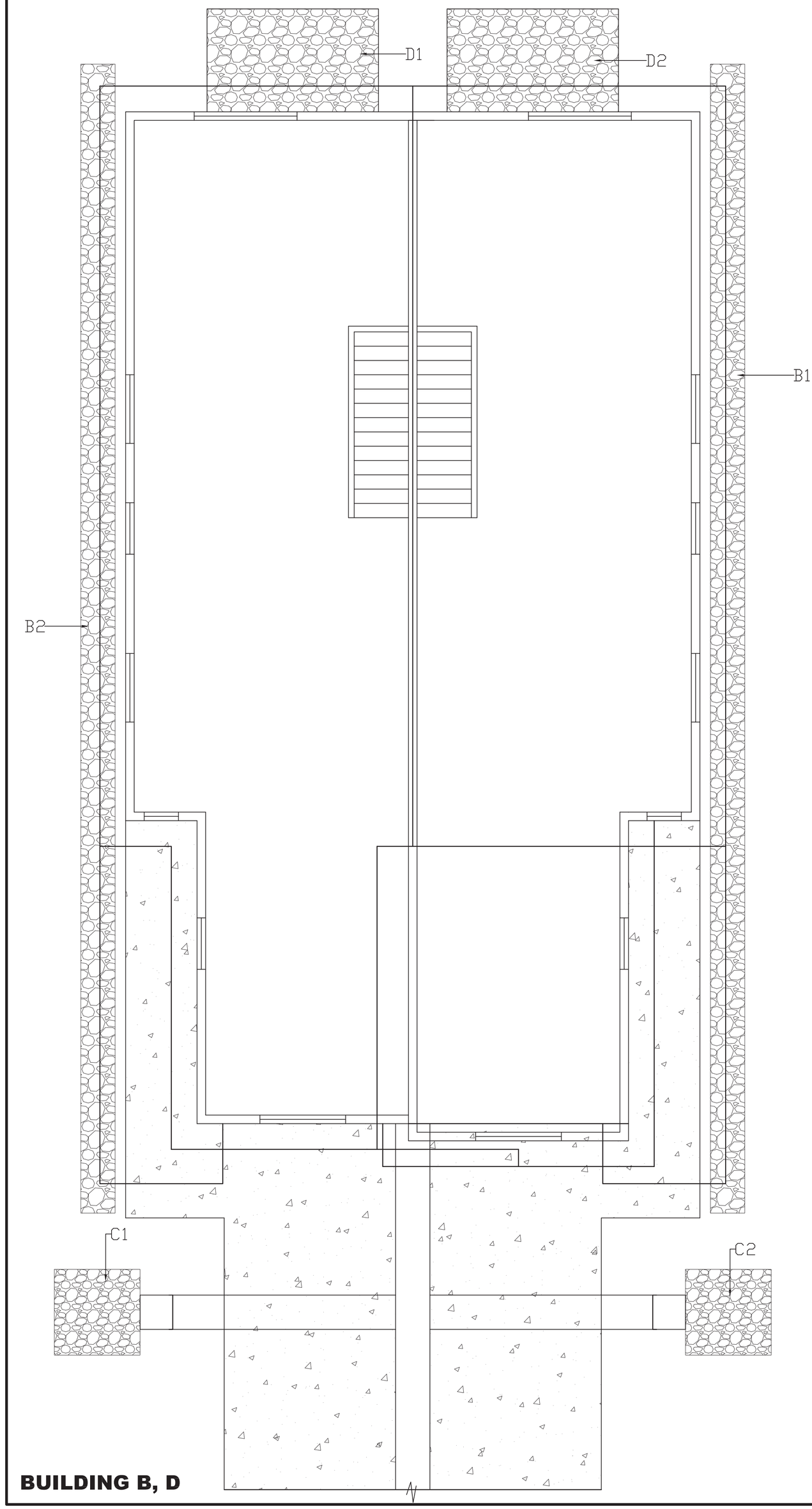
GUSEV.DASHA@GMAIL.COM

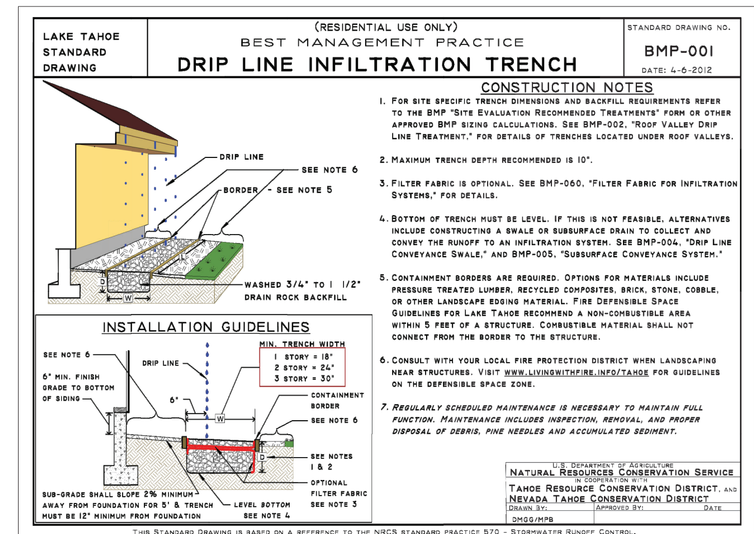
F STREET RESIDENTIAL
1971 F STREET
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
BMP - BUILDING A

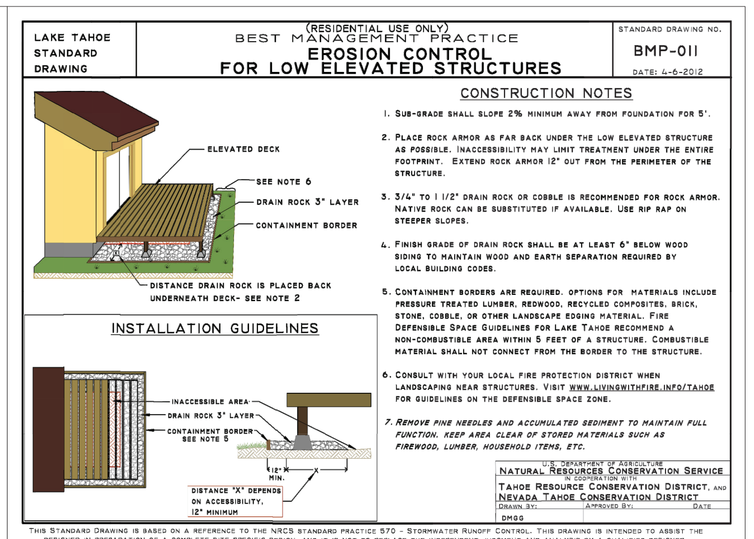
DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A0.2
OF	SHEETS

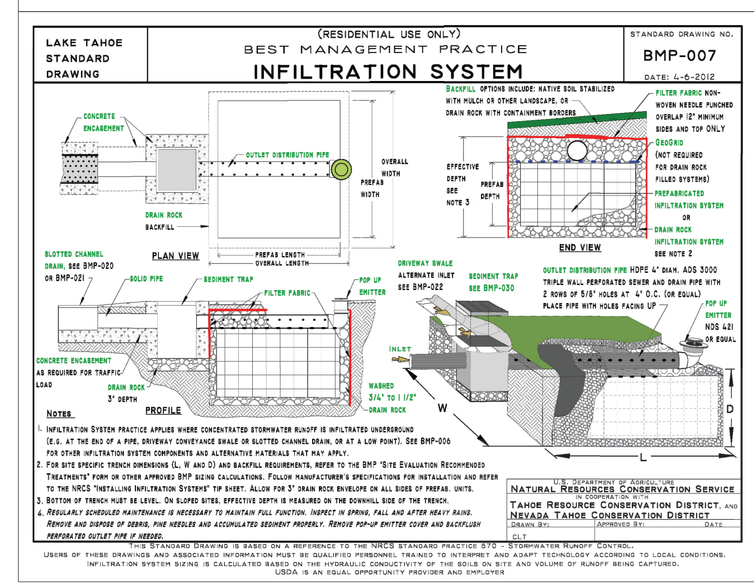
AGENDA ITEM NO. V.C.

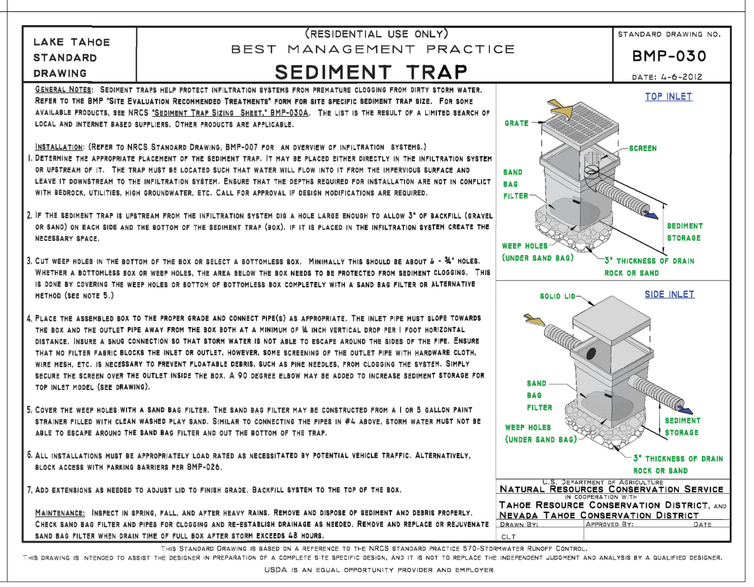


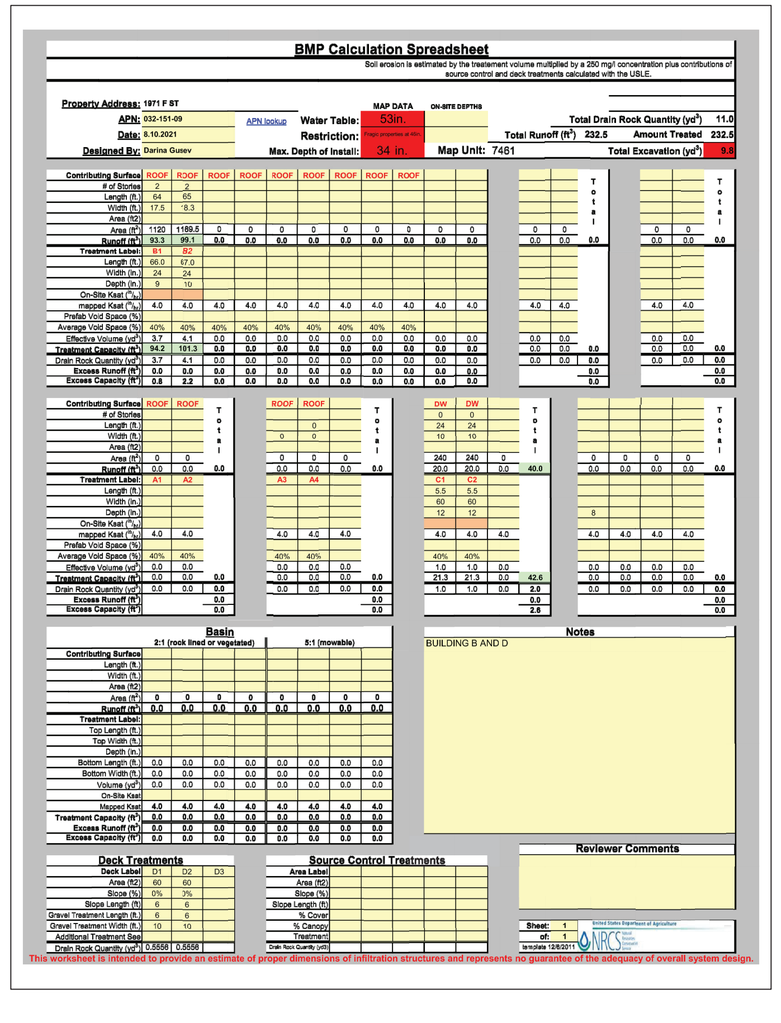
BUILDING B, D











BMP Calculation Spreadsheet

Soil erosion is estimated by the treatment volume multiplied by a 250 mg/l concentration plus contributions of source control and deck treatments calculated with the USLE.

Property Address:	1971 F ST	MAP DATA	ON-SITE DEPTHS
APN:	032-151-09	APN lookup	Water Table: 20ft.
Date:	5.10.2021		Restriction: (Type presence at this)
Designed By:	Darina Gusev		Max. Depth of Install: 34 in.

Total Drain Rock Quantity (yd³) 11.0
Total Runoff (ft³) 232.5 Amount Treated 232.5
Map Unit: 7451 Total Excavation (yd³) 9.8

Contributing Surface	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF											
# of Bioretes	2	2																		
Length (ft.)	64	65																		
Width (ft.)	17.5	8.3																		
Area (ft²)																				
Area (ft²)	1120	1189.5	0	0	0	0	0	0	0	0	0	0	0	0						
Runoff (ft³)	93.3	99.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Total				Total	
Treatment Label	B1	B2																		
Length (ft.)	66.0	67.0																		
Width (ft.)	24	24																		
Depth (in.)	9	10																		
On-Site Keep (%)																				
Hopped Keep (%)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0								
Prefab Void Space (%)																				
Average Void Space (%)	40%	40%	40%	40%	40%	40%	40%	40%	40%											
Effective Volume (yd³)	3.7	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0									
Treatment Capacity (ft³)	94.2	101.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0								
Drain Rock Quantity (yd³)	3.7	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0								
Excess Runoff (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0								
Excess Capacity (ft³)	0.8	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0								

Contributing Surface	ROOF	ROOF		ROOF	ROOF			DW	DW											
# of Bioretes			Total			Total		0	0	Total										Total
Length (ft.)					0			24	24											
Width (ft.)				0	0			10	10											
Area (ft²)	0	0		0	0	0		240	240	0						0	0	0	0	
Runoff (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	20.0	0.0	40.0					0.0	0.0	0.0	0.0	0.0
Treatment Label	A1	A2		A3	A4			C1	C2											
Length (ft.)								5.5	5.5											
Width (in.)								60	60											
Depth (in.)								12	12							8				
On-Site Keep (%)																				
Hopped Keep (%)	4.0	4.0		4.0	4.0	4.0		4.0	4.0	4.0						4.0	4.0	4.0	4.0	
Prefab Void Space (%)																				
Average Void Space (%)	40%	40%		40%	40%			40%	40%											
Effective Volume (yd³)	0.0	0.0		0.0	0.0	0.0		1.0	1.0	0.0						0.0	0.0	0.0	0.0	
Treatment Capacity (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	21.3	21.3	0.0	42.6					0.0	0.0	0.0	0.0	0.0
Drain Rock Quantity (yd³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	0.0	2.0					0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft³)			0.0				0.0				0.0									0.0
Excess Capacity (ft³)			0.0				0.0				2.6									0.0

Basin	2:1 (rock lined or vegetated)				5:1 (mowable)			
Contributing Surface								
Length (ft.)								
Width (ft.)								
Area (ft²)								
Area (ft²)	0	0	0	0	0	0	0	0
Runoff (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Treatment Label								
Top Length (ft.)								
Top Width (ft.)								
Depth (in.)								
Bottom Length (ft.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bottom Width (ft.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Volume (yd³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
On-Site Keep								
Hopped Keep	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Treatment Capacity (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Capacity (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Deck Treatments			
Deck Label	D1	D2	D3
Area (ft²)	60	60	
Slope (%)	0%	0%	
Slope Length (ft)	6	6	
Gravel Treatment Length (ft.)	6	6	
Gravel Treatment Width (ft.)	10	10	
Additional Treatment Area			
Drain Rock Quantity (yd³)	0.5556	0.5556	

Source Control Treatments							
Area Label							
Area (ft²)							
Slope (%)							
Slope Length (ft)							
% Cover							
% Canopy							
Treatment							
Drain Rock Quantity (yd³)							

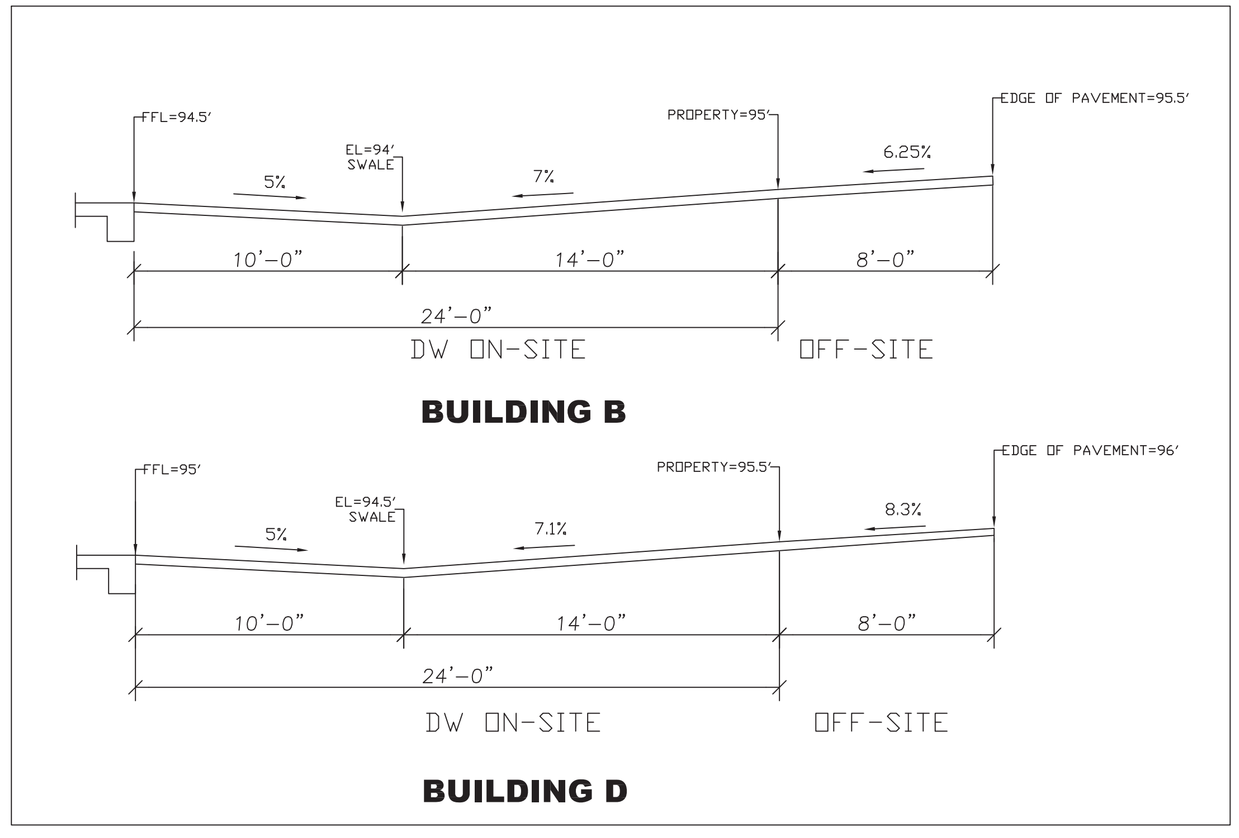
Notes

BUILDING B AND D

Reviewer Comments

Sheet: 1
of: 1
Updated 12/6/2011

This worksheet is intended to provide an estimate of proper dimensions of infiltration structures and represents no guarantee of the adequacy of overall system design.



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F STREET RESIDENTIAL
1971 F STREET
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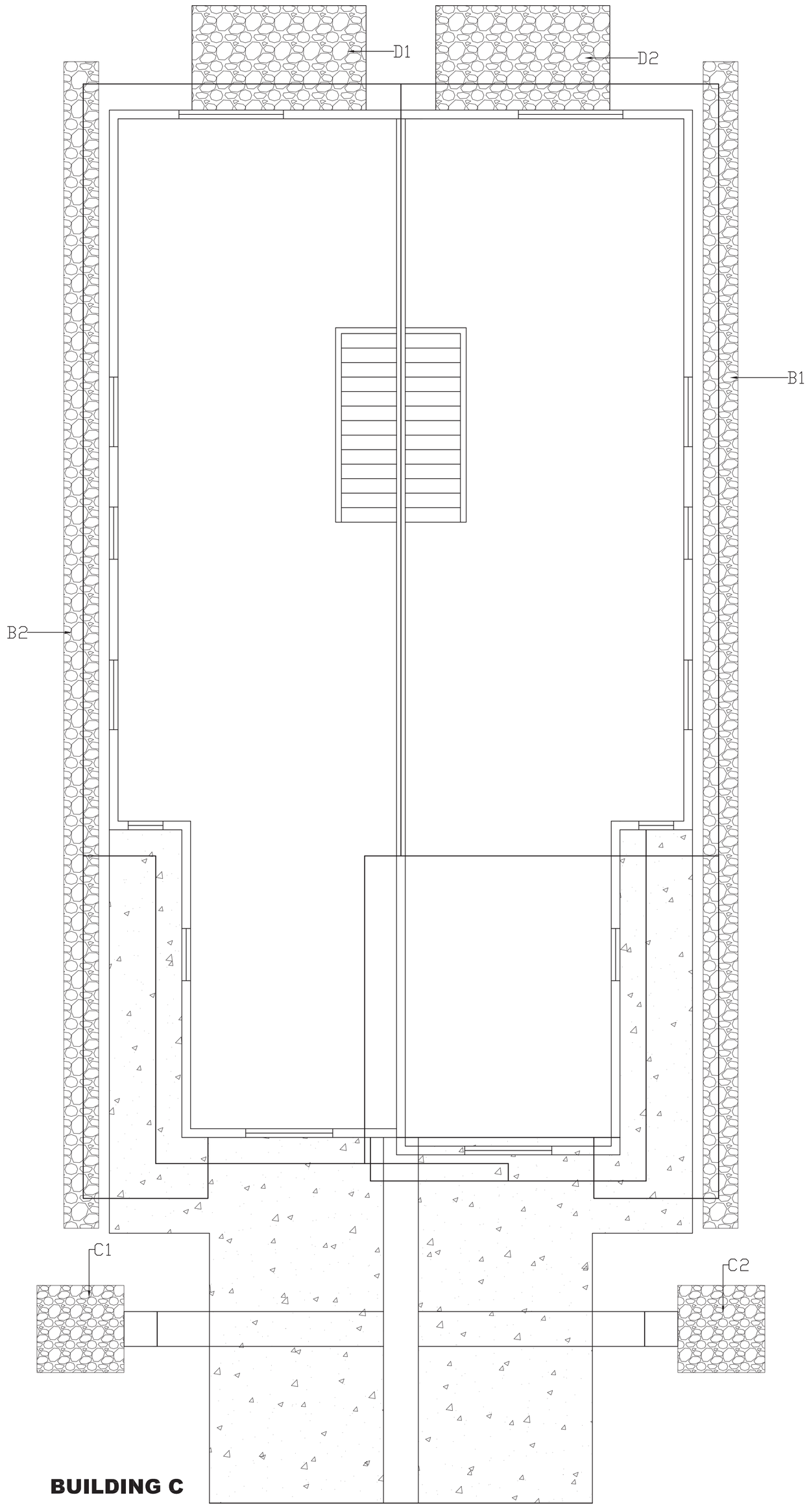
APN# 032-151-009
BMP - BUILDING B,D

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A0.3
OF	SHEETS

AGENDA ITEM NO. V.C.



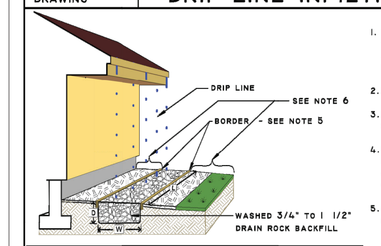
BUILDING C

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

LAKE TAHOE STANDARD DRAWING

DRIP LINE INFILTRATION TRENCH

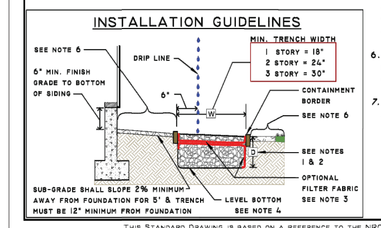
STANDARD DRAWING NO. BMP-001
DATE: 4-6-2012



CONSTRUCTION NOTES

1. FOR SITE SPECIFIC TRENCH DIMENSIONS AND BACKFILL REQUIREMENTS REFER TO THE BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM OR OTHER APPROVED BMP SIZING CALCULATIONS. SEE BMP-002, "ROOF VALLEY DRIP LINE TREATMENT," FOR DETAILS OF TRENCHES LOCATED UNDER ROOF VALLEYS.
2. MAXIMUM TRENCH DEPTH RECOMMENDED IS 10".
3. FILTER FABRIC IS OPTIONAL. SEE BMP-060, "FILTER FABRIC FOR INFILTRATION SYSTEMS," FOR DETAILS.
4. BOTTOM OF TRENCH MUST BE LEVEL. IF THIS IS NOT FEASIBLE, ALTERNATIVES INCLUDE CONSTRUCTING A SWALE OR SUBSURFACE DRAIN TO COLLECT AND CONVEY THE RUNOFF TO AN INFILTRATION SYSTEM. SEE BMP-004, "DRIP LINE CONVEYANCE SWALE," AND BMP-005, "SUBSURFACE CONVEYANCE SYSTEM."
5. CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
6. CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT WWW.LIVINGWITHFIRE.INFO/TAHOE FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
7. *REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL, AND PROPER DISPOSAL OF DEBRIS, PINE NEEDLES AND ACCUMULATED SEDIMENT.*

INSTALLATION GUIDELINES



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: DMSG APPROVED BY: DATE:

This Standard Drawing is based on a reference to the NRCS Standard Practice 570 - Stormwater Runoff Control. This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer. Infiltration system sizing is calculated based on the hydraulic conductivity of the soils on site and volume of runoff being captured.
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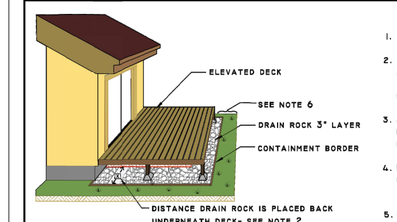
(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

LAKE TAHOE STANDARD DRAWING

EROSION CONTROL FOR LOW ELEVATED STRUCTURES

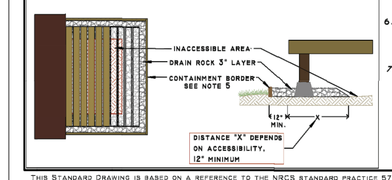
STANDARD DRAWING NO. BMP-011
DATE: 4-6-2012



CONSTRUCTION NOTES

1. SUB-GRADE SHALL SLOPE 2% MINIMUM AWAY FROM FOUNDATION FOR 5'.
2. PLACE ROCK ARMOR AS FAR BACK UNDER THE LOW ELEVATED STRUCTURE AS POSSIBLE. INACCESSIBILITY MAY LIMIT TREATMENT UNDER THE ENTIRE FOOTPRINT. EXTEND ROCK ARMOR 12" OUT FROM THE PERIMETER OF THE STRUCTURE.
3. 3/4" TO 1 1/2" DRAIN ROCK OR COBBLE IS RECOMMENDED FOR ROCK ARMOR. NATIVE ROCK CAN BE SUBSTITUTED IF AVAILABLE. USE RIP RAP ON STEEPER SLOPES.
4. FINISH GRADE OF DRAIN ROCK SHALL BE AT LEAST 6" BELOW WOOD SIDING TO MAINTAIN WOOD AND EARTH SEPARATION REQUIRED BY LOCAL BUILDING CODES.
5. CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, REDWOOD, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
6. CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT WWW.LIVINGWITHFIRE.INFO/TAHOE FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
7. *REMOVE PINE NEEDLES AND ACCUMULATED SEDIMENT TO MAINTAIN FULL FUNCTION. KEEP AREA CLEAR OF STORED MATERIALS SUCH AS FIREWOOD, LUMBER, HOUSEHOLD ITEMS, ETC.*

INSTALLATION GUIDELINES



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: DMSG APPROVED BY: DATE:

This Standard Drawing is based on a reference to the NRCS Standard Practice 570 - Stormwater Runoff Control. This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer.
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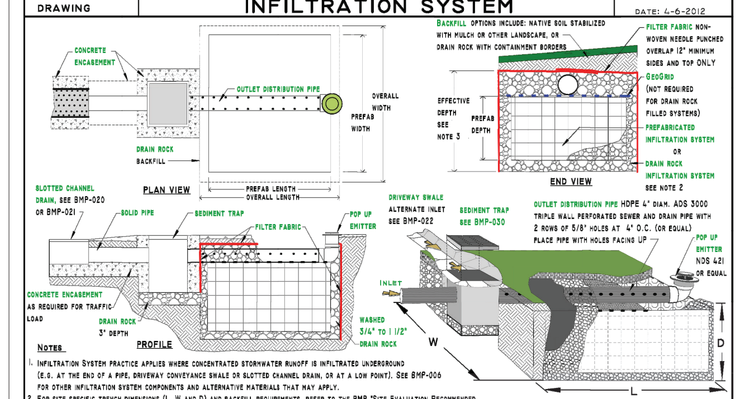
(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

LAKE TAHOE STANDARD DRAWING

INFILTRATION SYSTEM

STANDARD DRAWING NO. BMP-007
DATE: 4-6-2012



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE:

This Standard Drawing is based on a reference to the NRCS Standard Practice 570 - Stormwater Runoff Control.
Users of these drawings and associated information must be qualified personnel trained to interpret and adapt technology according to local conditions. Infiltration system sizing is calculated based on the hydraulic conductivity of the soils on site and volume of runoff being captured.
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BEST MANAGEMENT PRACTICE

LAKE TAHOE STANDARD DRAWING

SEDIMENT TRAP

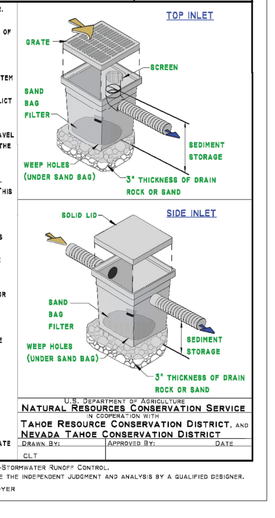
STANDARD DRAWING NO. BMP-030
DATE: 4-6-2012

General Notes: Sediment traps help protect infiltration systems from premature clogging from dirty storm water. Refer to the BMP "Site Evaluation Recommended Treatments" form for site specific sediment trap size. For some available products, see NRCS "Sediment Trap Spec Sheet" BMP-030A. The list is the result of a limited search of local and internet based sources. Other products are applicable.

Installation: (Refer to NRCS Standard Drawing, BMP-007 for an overview of infiltration systems.)

1. Determine the appropriate placement of the sediment trap. It may be placed either directly in the infiltration system or upstream of it. The trap must be located such that water will flow into it from the impervious surface and leave it downstream to the infiltration system. Ensure that the depth required for installation are not in conflict with bedrock, utilities, high groundwater, etc. Call for approval if design modifications are required.
2. If the sediment trap is upstream from the infiltration system dig a hole large enough to allow 3" of backfill (gravel or sand) on each side and top and the bottom of the sediment trap (box). If it is placed in the infiltration system create the necessary space.
3. Cut weep holes in the bottom of the box or select a bottomless box. Minimally pro should be about 6 - ¾" holes. Whether a bottomless box or weep holes, the area below the box needs to be filled with gravel. Sediment storage. This is done by covering the weep holes or bottom of bottomless box completely with a sand bag filter or alternative method (see note 5.)
4. Place the assembled box to the proper grade and connect pipe(s) as appropriate. The inlet pipe must slope towards the box and the outlet pipe away from the box both at a minimum of ¼ inch vertical drop per 1 foot horizontal distance. Insure a snug connection so that storm water is not able to escape around the sides of the pipe. Ensure that no filter fabric blocks the inlet or outlet. However, some screening of the outlet pipe with hardware cloth, wire mesh, etc. is necessary to prevent floatable debris, such as pine needles, from clogging the system. Simply begins the screen over the outlet inside the box. A 90 degree elbow may be added to increase sediment storage for top inlet model (see drawing).
5. Cover the weep holes with a sand bag filter. The sand bag filter may be constructed from a 1 or 5 gallon paint strainer filled with clean washed play sand. Similar to connecting the pipes in #4 above, storm water must not be able to escape around the sand bag filter and out the bottom of the trap.
6. All installations must be appropriately load rated as necessitated by potential vehicle traffic. Alternatively, block access with parking barriers per BMP-026.
7. Add extensions as needed to adjust lid to finish grade. Backfill system to the top of the box.

Maintenance: Inspect in spring, fall, and after heavy rains. Remove and dispose of sediment and debris properly. Check sand bag filter and pipes for clogging and re-establish drainage as needed. Remove and replace or rejuvenate sand bag filter when drain time of full box after storm exceeds 48 hours.



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE:

This Standard Drawing is based on a reference to the NRCS Standard Practice 570-Stormwater Runoff Control. This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer.
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BMP Calculation Spreadsheet

Soil erosion is estimated by the treatment volume multiplied by a 250 mg/l concentration plus contributions of source control and deck treatments calculated with the USLE.

Property Address: 1971 F ST
APN: 032-151-09 — APN lookup
Date: 8.10.2021
Designed By: Darina Gusev

MAP DATA: Water Table: 7.0ft. Restriction: Hydrogeneric soils. Max. Depth of Install: 34 in.
ON-SITE DEPTHS: Map Unit: 7461

Total Drain Rock Quantity (yd³): 10.8
Total Runoff (ft³): 227.5 — Amount Treated: 227.5
Total Excavation (yd³): 9.7

Contributing Surface	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF																			
# of Stories	2	2																										
Length (ft.)	64	66																										
Width (ft.)	17.5	8.3																										
Area (ft2)																												
Area (ft²)	1120	1189.5	0	0	0	0	0	0	0	0	0	0																
Runoff (ft³)	93.3	99.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																
Treatment Label:	B1	B2																										
Length (ft.)	56.0	57.0																										
Width (in.)	24	24																										
Depth (in.)	9	10																										
On-Site Kset (%)																												
mapped Kset (%)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0																
Prefab Void Space (%)																												
Average Void Space (%)	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%																		
Effective Volume (yd³)	3.7	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																
Treatment Capacity (ft³)	94.2	101.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																
Drain Rock Quantity (yd³)	3.7	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																
Excess Runoff (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																
Excess Capacity (ft³)	0.8	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0																
Contributing Surface	ROOF	ROOF			ROOF	ROOF			DW	DW																		
# of Stories									0	0																		
Length (ft.)						0			21	21																		
Width (ft.)					0	0			10	10																		
Area (ft2)																												
Area (ft²)	0	0			0	0	0		210	210	0						0	0	0	0								
Runoff (ft³)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	17.5	17.5	0.0	35.0					0.0	0.0	0.0	0.0	0.0							
Treatment Label:	A1	A2			A3	A4			C1	C2																		
Length (ft.)									5.0	5.0																		
Width (in.)									60	60																		
Depth (in.)									12	12							8											
On-Site Kset (%)																												
mapped Kset (%)	4.0	4.0			4.0	4.0	4.0		4.0	4.0	4.0						4.0	4.0	4.0	4.0								
Prefab Void Space (%)																												
Average Void Space (%)	40%	40%			40%	40%			40%	40%																		
Effective Volume (yd³)	0.0	0.0			0.0	0.0	0.0		0.9	0.9	0.0						0.0	0.0	0.0	0.0								
Treatment Capacity (ft³)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	19.4	19.4	0.0	38.7					0.0	0.0	0.0	0.0	0.0							
Drain Rock Quantity (yd³)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.9	0.9	0.0	1.9					0.0	0.0	0.0	0.0	0.0							
Excess Runoff (ft³)			0.0					0.0				0.0																
Excess Capacity (ft³)			0.0					0.0				3.7																

Basin

	2:1 (rock lined or vegetated)				5:1 (mowable)			
Contributing Surface:								
Length (ft.)								
Width (ft.)								
Area (ft2)								
Area (ft²)	0	0	0	0	0	0	0	0
Runoff (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Treatment Label:								
Top Length (ft.)								
Top Width (ft.)								
Depth (in.)								
Bottom Length (ft.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bottom Width (ft.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Volume (yd³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
On-Site Kset								
Mapped Kset	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Treatment Capacity (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Capacity (ft³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Deck Treatments

Deck Label:	D1	D2	D3
Area (ft2)	60	60	
Slope (%)	3%	7%	
Slope Length (ft)	6	6	
Gravel Treatment Length (ft.)	6	6	
Gravel Treatment Width (ft.)	10	10	
Additional Treatment Sav			
Drain Rock Quantity (yd³)	0.5556	0.5556	

Source Control Treatments

Area Label:								
Area (ft2)								
Slope (%)								
Slope Length (ft)								
% Cover								
% Canopy								
Treatment								
Dim Non-Quantity (yd3)								

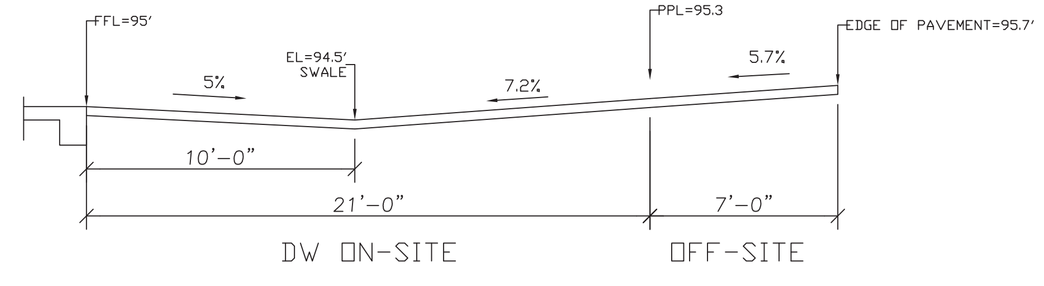
Notes

BUILDING C

Reviewer Comments

Sheet: 1 of 1
Natural Resources Conservation Service
NRCS
ac/ac/ac 1/26/2011

This worksheet is intended to provide an estimate of proper dimensions of infiltration structures and represents no guarantee of the adequacy of overall system design.



BUILDING C

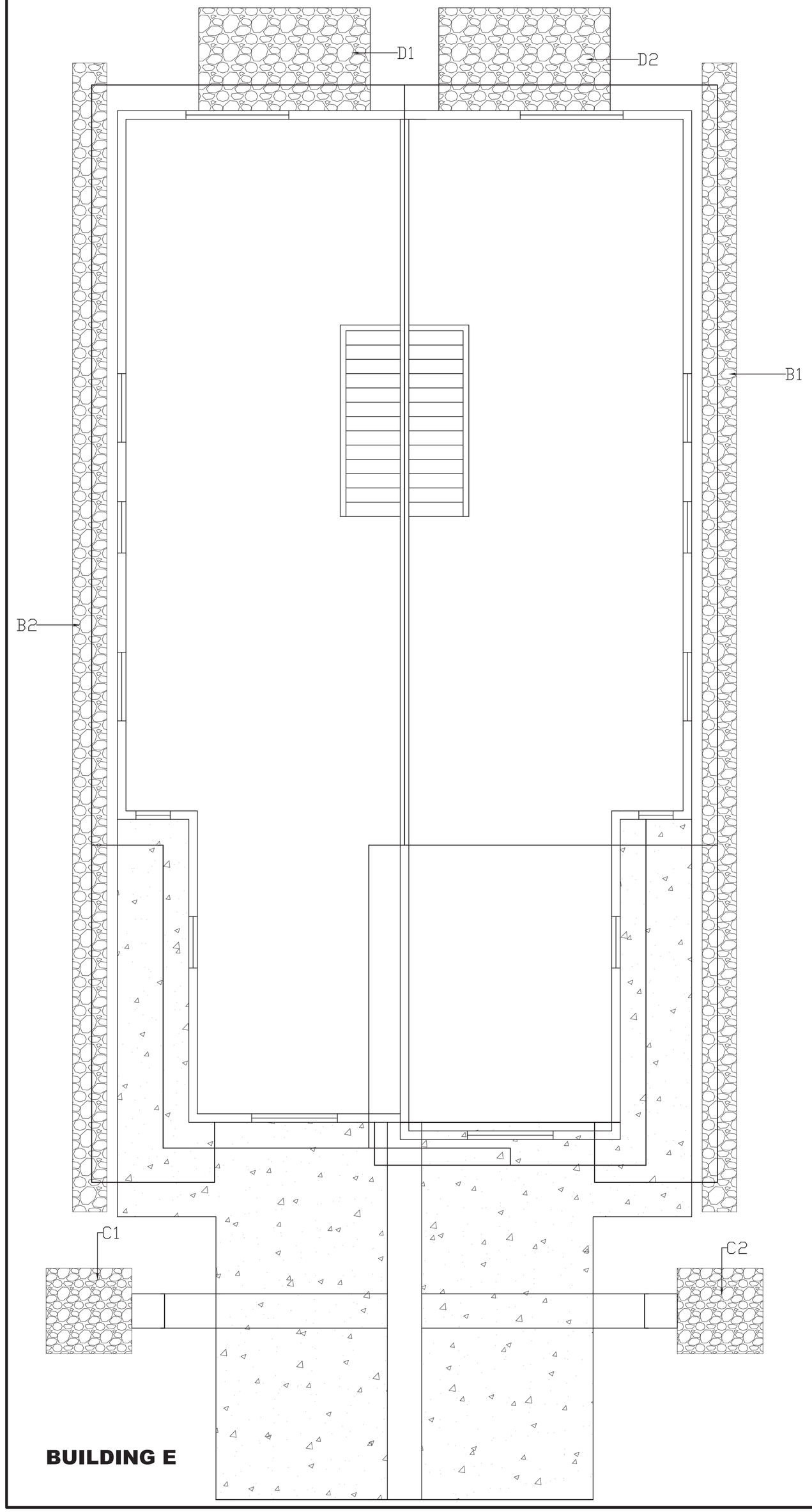
REVISIONS	BY

DARINA GUSEV
5929 SHIRLEY AVE
CARMICHAEL, CA
916-215-2845
GUSEV.DASHA@GMAIL.COM

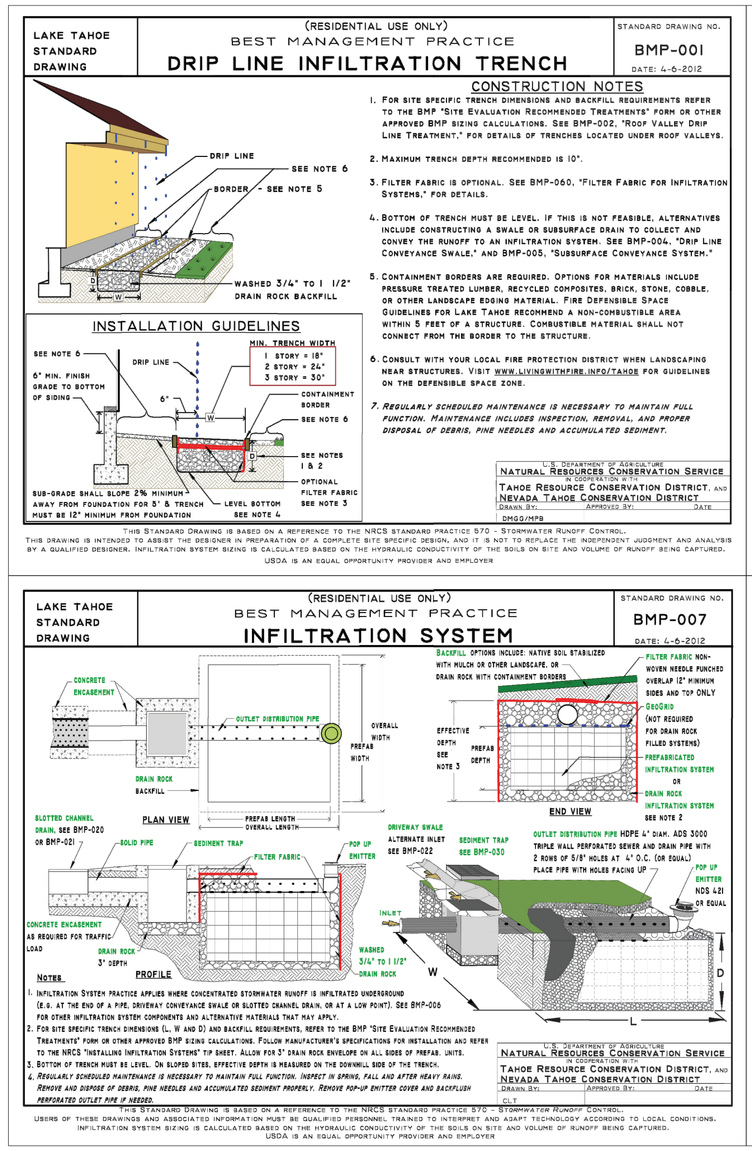
F STREET RESIDENTIAL
1971 F STREET
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
BMP - BUILDING C

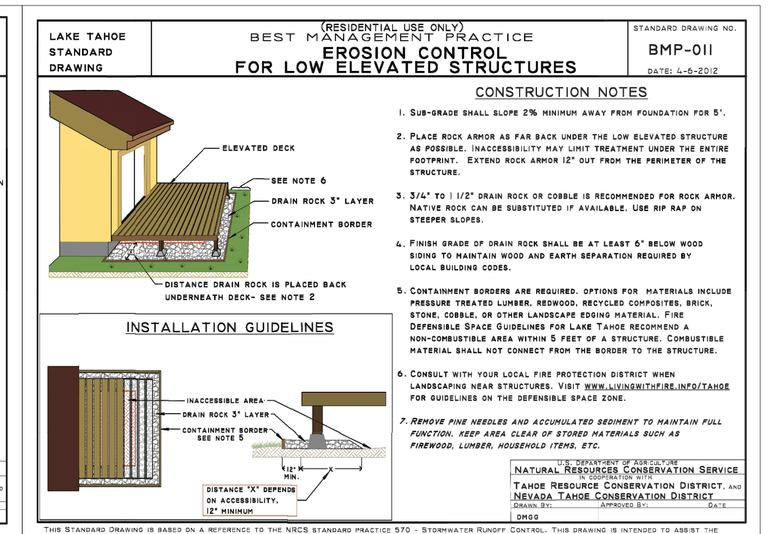
DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A0.4
OF	SHEETS

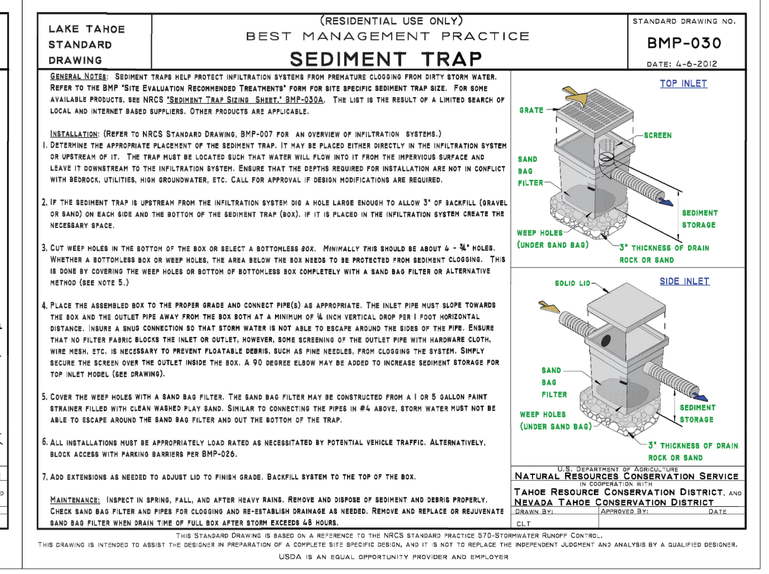
AGENDA ITEM NO. V.C.

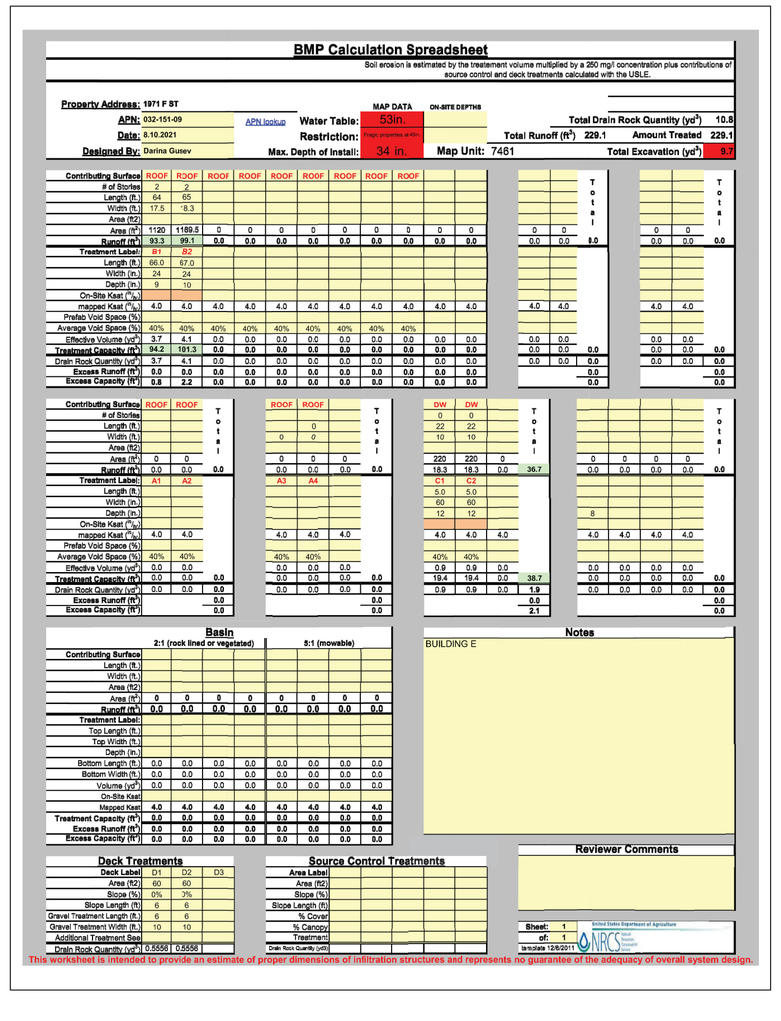


BUILDING E









BMP Calculation Spreadsheet

Soil erosion is estimated by the treatment volume multiplied by a 200 mg/l concentration plus contributions of source control and deck treatments calculated with the USLE.

Property Address: 1971 F ST
APN: 032-151-09 (APN lookup)
Date: 8.10.2021
Designed By: Darina Gusev

MAP DATA: Water Table: 53in.; Restriction: (Map unavailable if blank); Map Unit: 7481
ON-SITE DEPTHS: Max. Depth of Install: 34 in.

Total Drain Rock Quantity (yd^3): 10.8
Total Runoff (ft^3): 229.1 — Amount Treated: 229.1
Total Excavation (yd^3): 9.7

Contributing Surface	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF															
# of Stories	2	2																						
Length (ft.)	64	65																						
Width (ft.)	17.5	18.3																						
Area (ft2)																								
Area (ft^2)	1120	1189.5	0	0	0	0	0	0	0	0	0			0	0			0	0			0	0	
Runoff (ft^3)	93.3	99.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
Treatment Label	B1	B2																						
Length (ft.)	66.0	67.0																						
Width (in.)	24	24																						
Depth (in.)	9	10																						
On-Site Kset (K_s)																								
mapped Kset (K_m)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0			4.0	4.0			4.0	4.0					
Prefab Void Space (%)																								
Average Void Space (%)	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%													
Effective Volume (yd^3)	3.7	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0			0.0	0.0					
Treatment Capacity (ft^3)	94.2	101.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0		0.0	0.0	0.0				
Drain Rock Quantity (yd^3)	3.7	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	0.0	0.0		0.0	0.0	0.0				
Excess Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					0.0								
Excess Capacity (ft^3)	0.8	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					0.0								

Contributing Surface	ROOF	ROOF			ROOF	ROOF			DW	DW														
# of Stories									0	0														
Length (ft.)					0				22	22														
Width (ft.)					0				10	10														
Area (ft2)																								
Area (ft^2)	0	0			0	0	0		220	220	0			0	0	0	0							
Runoff (ft^3)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	13.3	13.3	0.0	36.7		0.0	0.0	0.0	0.0	0.0						
Treatment Label	A1	A2			A3	A4			C1	C2														
Length (ft.)									5.0	5.0														
Width (in.)									60	60														
Depth (in.)									12	12														
On-Site Kset (K_s)																								
mapped Kset (K_m)	4.0	4.0			4.0	4.0	4.0		4.0	4.0	4.0			4.0	4.0	4.0	4.0							
Prefab Void Space (%)																								
Average Void Space (%)	40%	40%			40%	40%			40%	40%														
Effective Volume (yd^3)	0.0	0.0			0.0	0.0	0.0		0.9	0.9	0.0			0.0	0.0	0.0	0.0							
Treatment Capacity (ft^3)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	18.4	18.4	0.0	36.7		0.0	0.0	0.0	0.0	0.0						
Drain Rock Quantity (yd^3)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.9	0.9	0.0	1.9		0.0	0.0	0.0	0.0	0.0						
Excess Runoff (ft^3)			0.0					0.0				0.0						0.0						
Excess Capacity (ft^3)			0.0					0.0				2.1						0.0						

Basin

	2:1 (rock lined or vegetated)				5:1 (mowable)			
Contributing Surface								
Length (ft.)								
Width (ft.)								
Area (ft2)								
Area (ft^2)	0	0	0	0	0	0	0	0
Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Treatment Label								
Top Length (ft.)								
Top Width (ft.)								
Depth (in.)								
Bottom Length (ft.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bottom Width (ft.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Volume (yd^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
On-Site Kset								
Mapped Kset	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Treatment Capacity (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Capacity (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Notes

BUILDING E

Deck Treatments

Deck Label	D1	D2	D3
Area (ft2)	60	60	
Slope (%)	7%	7%	
Slope Length (ft)	6	6	
Gravel Treatment Length (ft.)	6	6	
Gravel Treatment Width (ft.)	10	10	
Additional Treatment Sand			
Drain Rock Quantity (yd^3)	0.5556	0.5556	

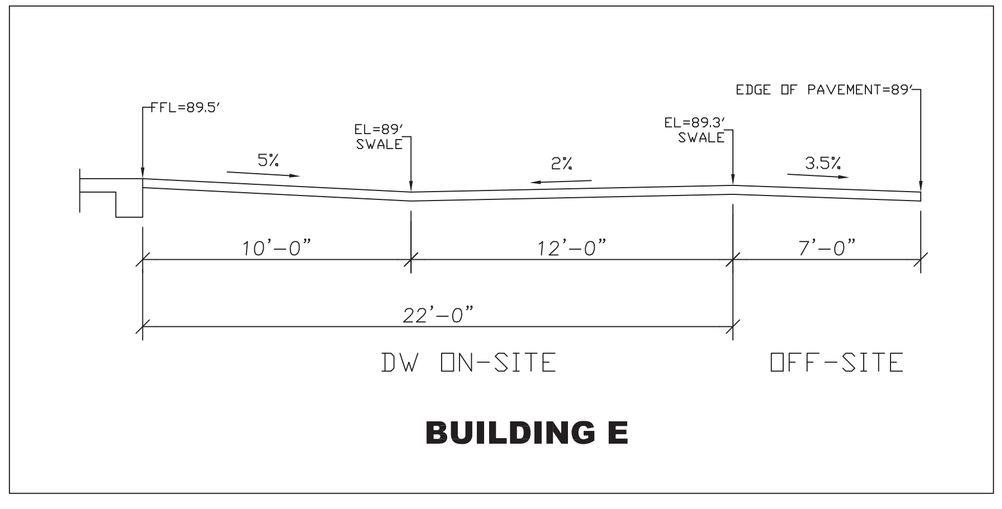
Source Control Treatments

Area Label			
Area (ft2)			
Slope (%)			
Slope Length (ft)			
% Cover			
% Canopy			
Treatment			
Drain Rock Quantity (yd^3)			

Reviewer Comments

Sheet: 1 of: 1 — United States Department of Agriculture, NRCS, Natural Resources Conservation Service — Version 12/6/2011

This worksheet is intended to provide an estimate of proper dimensions of infiltration structures and represents no guarantee of the adequacy of overall system design.



BUILDING E

REVISIONS	BY

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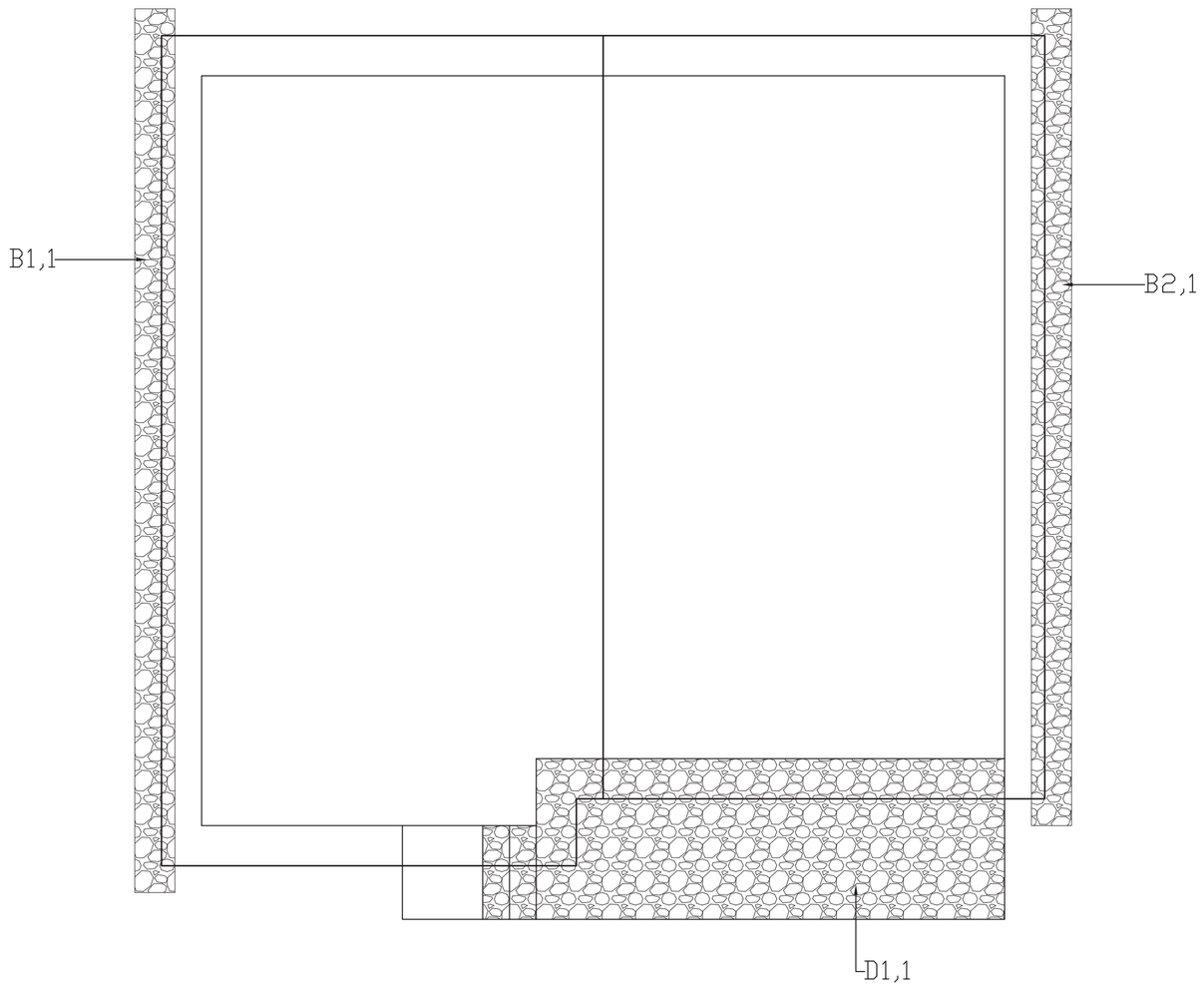
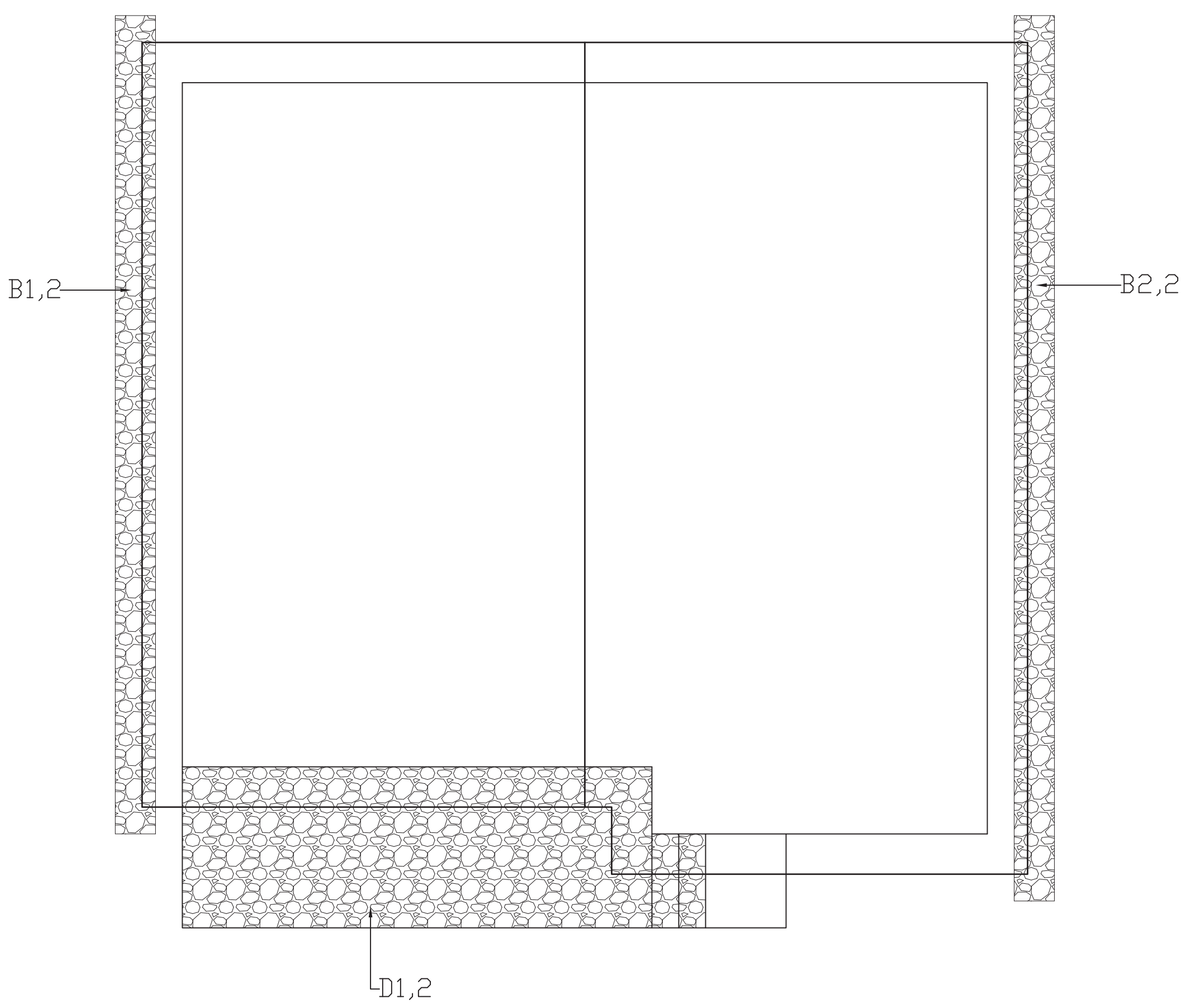
916-215-2845
GUSEV.DASHA@GMAIL.COM

F STREET RESIDENTIAL
1971 F STREET
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
BMP - BUILDING E

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A0.5
OF	SHEETS

AGENDA ITEM NO. V.C.



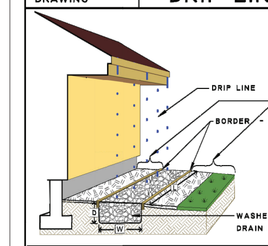


LAKE TAHOE STANDARD DRAWING

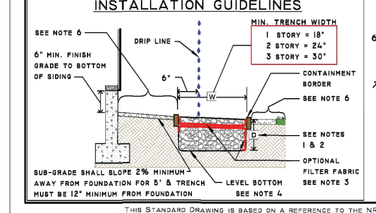
(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

DRIP LINE INFILTRATION TRENCH

STANDARD DRAWING NO. BMP-001
DATE: 4-6-2012



INSTALLATION GUIDELINES



CONSTRUCTION NOTES

1. For site specific trench dimensions and backfill requirements refer to the BMP "Site Evaluation Recommended Treatments" form or other approved BMP sizing calculations. See BMP-002, "Roof Valley Drip Line Treatment," for details of trenches located under roof valleys.
2. Maximum trench depth recommended is 10".
3. Filter fabric is optional. See BMP-060, "Filter Fabric for Infiltration Systems," for details.
4. Bottom of trench must be level. If this is not feasible, alternatives include constructing a swale on subsurface drain to collect and convey the runoff to an infiltration system. See BMP-024, "Drip Line Conveyance Swale," and BMP-005, "Subsurface Conveyance System."
5. Containment borders are required. Options for materials include pressure treated lumber, recycled composites, brick, stone, cobble, or other landscape edging material. Fire Defensible Space Guidelines for Lake Tahoe recommend a non-combustible area within 5 feet of a structure. Combustible material shall not connect from the border to the structure.
6. Consult with your local fire protection district when landscaping near structures. Visit www.livingwithfire.info/tahoe for guidelines on the defensible space zone.
7. *Regularly scheduled maintenance is necessary to maintain full function. Maintenance includes inspection, removal, and proper disposal of debris, pine needles and accumulated sediment.*

THE DESIGNS SHOWN HEREON ARE ACCEPTABLE TO THE:
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: DMSS/DMB APPROVED BY: DATE:

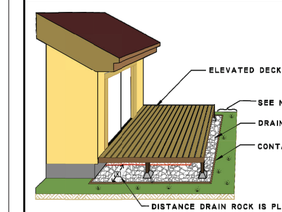
This Standard Drawing is based on a reference to the NRCS standard practice 570 - Stormwater Runoff Control. This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer. Infiltration system sizing is calculated based on the hydraulic conductivity of the soils on site and volume of runoff being captured.
USDA is an equal opportunity provider and employer

LAKE TAHOE STANDARD DRAWING

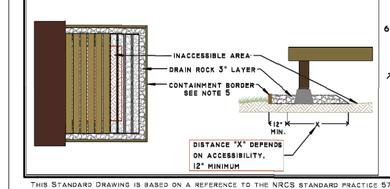
(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

EROSION CONTROL FOR LOW ELEVATED STRUCTURES

STANDARD DRAWING NO. BMP-011
DATE: 4-6-2012



INSTALLATION GUIDELINES



CONSTRUCTION NOTES

1. Sub-grade shall slope 2% minimum away from foundation for 5'.
2. Place rock armor as far back under the low elevated structure as possible. Inaccessibility may limit treatment under the entire footprint. Extend rock armor 12" out from the perimeter of the structure.
3. 3/4" to 1 1/2" drain rock or cobble is recommended for rock armor. Native rock can be substituted if available. Use RIP RAP on steeper slopes.
4. Finish grade of drain rock shall be at least 6" below wood siding to maintain wood and earth separation required by local building codes.
5. Containment borders are required. Options for materials include pressure treated lumber, redwood, recycled composites, brick, stone, cobble, or other landscape edging material. Fire Defensible Space Guidelines for Lake Tahoe recommend a non-combustible area within 5 feet of a structure. Combustible material shall not connect from the border to the structure.
6. Consult with your local fire protection district when landscaping near structures. Visit www.livingwithfire.info/tahoe for guidelines on the defensible space zone.
7. *Remove pine needles and accumulated sediment to maintain full function. Keep area clear of stored materials such as firewood, lumber, household items, etc.*

THE DESIGNS SHOWN HEREON ARE ACCEPTABLE TO THE:
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: DMSS APPROVED BY: DATE:

This Standard Drawing is based on a reference to the NRCS standard practice 570 - Stormwater Runoff Control. This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer.
USDA is an equal opportunity provider and employer

BMP Calculation Spreadsheet

Soil erosion is estimated by the treatement volume multiplied by a 250 mg/l concentration plus contributions of source control and deck treatments calculated with the USLE.

Property Address: 1971 F ST
APN: 032-151-09 (APN lookup)
Date: 8.10.2021
Designed By: Darina Gusev

MAP DATA: Water Table: 53in. Restriction: (Hard obstacle at 40in.) Max. Depth of Install: 34 in.
ON-SITE DEPTHS

Total Runoff (ft^3): 163.6 — Total Drain Rock Quantity (yd^3): 8.3 — Amount Treated: 163.6 — Total Excavation (yd^3): 6.2
Map Unit: 7451

Contributing Surface	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF															
# of Stories	1	1	1	1																				
Length (ft.)	31	28.5	31	28.5																				
Width (ft.)	16.5	16.5	16.5	16.5																				
Area (ft^2)	511.5	470.25	511.5	470.25	0	0	0	0	0	0	0		0	0			0	0			0	0		
Runoff (ft^3)	42.6	39.2	42.6	39.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	
Treatment Label	B1,1	B2,1	B1,2	B2,2																				
Length (ft.)	33.0	30.0	33.0	30.0																				
Width (in.)	24	24	24	24																				
Depth (in.)	8	8	8	8																				
On-Site Kasf (K_{sat})																								
Mapped Kasf (K_{sat})	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0			4.0	4.0						
Prefab Void Space (%)																								
Average Void Space (%)	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%														
Effective Volume (yd^3)	1.6	1.5	1.6	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0			0.0	0.0						
Treatment Capacity (ft^3)	44.3	40.3	44.3	40.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	
Drain Rock Quantity (yd^3)	1.6	1.5	1.6	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	
Excess Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					0.0						0.0			
Excess Capacity (ft^3)	1.7	1.1	1.7	1.1	0.0	0.0	0.0	0.0	0.0	0.0					0.0						0.0			

Contributing Surface	ROOF	ROOF		ROOF	ROOF		DW	DW											
# of Stories																			
Length (ft.)																			
Width (ft.)																			
Area (ft^2)	0	0		0	0	0	0	0	0										
Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					0.0	0.0	0.0	0.0	0.0
Treatment Label	A1	A2		A3	A4		C1	C2											
Length (ft.)																			
Width (in.)																			
Depth (in.)															8				
On-Site Kasf (K_{sat})																			
Mapped Kasf (K_{sat})	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0						4.0	4.0	4.0	4.0	
Prefab Void Space (%)																			
Average Void Space (%)	40%	40%		40%	40%		40%	40%											
Effective Volume (yd^3)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0						0.0	0.0	0.0	0.0	
Treatment Capacity (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					0.0	0.0	0.0	0.0	0.0
Drain Rock Quantity (yd^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft^3)			0.0			0.0				0.0					0.0				0.0
Excess Capacity (ft^3)			0.0			0.0				0.0					0.0				0.0

Basin

	2:1 (rock lined or vegetated)				5:1 (mowable)			
Contributing Surface								
Length (ft.)								
Width (ft.)								
Area (ft^2)								
Runoff (ft^3)	0	0	0	0	0	0	0	0
Treatment Label	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Top Length (ft.)								
Top Width (ft.)								
Depth (in.)								
Bottom Length (ft.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bottom Width (ft.)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Volume (yd^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
On-Site Kasf								
Mapped Kasf	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Treatment Capacity (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Runoff (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Excess Capacity (ft^3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Notes

ADU 1 & ADU 2

Deck Treatments

Deck Label	D1,1	D1,2				
Area (ft^2)	112	112				
Slope (%)	0%	3%				
Slope Length (ft)	6	6				
Gravel Treatment Length (ft.)	6	6				
Gravel Treatment Width (ft.)	18.7	18.7				
Additional Treatment Sqft						
Drain Rock Quantity (yd^3)	1.0389	1.0389				

Source Control Treatments

Area Label						
Area (ft^2)						
Slope (%)						
Slope Length (ft)						
% Cover						
% Canopy						
Treatment						
Gravel Sqft (Sqft)						

Reviewer Comments

Sheet: 1 of: 1
Revision 12/6/2011

This worksheet is intended to provide an estimate of proper dimensions of infiltration structures and represents no guarantee of the adequacy of overall system design.

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APN# 032-151-009
BMP - ADU

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A0.6
OF	SHEETS

AGENDA ITEM NO. V.C.

DEFENSIBLE SPACE ZONES

ZONE 1: 0'–5' NONCOMBUSTIBLE AREA

CREATE A NONCOMBUSTIBLE AREA AT LEAST 5' WIDE AROUND THE BASE OF THE STRUCTURE, INCLUDING ALL DECKS. THIS IS TO BE AN AREA OF VERY LOW POTENTIAL FOR IGNITION FROM FLYING EMBERS. IN THIS AREA IRRIGATED HERBACEOUS PLANTS TO BE USED, SUCH AS: LAWN, GROUND COVER AND FLOWERS RECOMMENDED FOR LAKE TAHOE BASIN, ROCK MULCHES; OR HARD SURFACES, SUCH AS BRICK AND PAVERS. KEEP IT FREE OF WOODPILES, DEAD PLANTS, DRIED LEAVES AND NEEDLES, FLAMMABLE SHRUBS, SUCH AS JUNIPERS, AND DEBRIS.

1 THE AREA WITHIN 0'–5' OF THE FOUNDATION OF SUPPORT POSTS SHOULD CONTAIN NO COMBUSTIBLE MATERIALS, INCLUDING COMBUSTIBLE PLANT MATERIAL. A 3" GRAVEL MOAT US THE PREFERRED MATERIAL OF USE. DROP LINES MAY BE INCORPORATED INTO THIS AREA.

2 REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

ZONE 2: 5'–30' LEAN, CLEAN AND GREEN AREA

FOR A DISTANCE OF 5'–30' FROM THE STRUCTURE, THERE SHOULD BE A LEAN, CLEAN AD GREEN AREA. "LEAN" INDICATES THAT ONLY A SMALL AMOUNT OF FLAMMABLE VEGETATION, IF ANY, IS PRESENT WITHIN 30' OF THE STRUCTURE. "CLEAN" MEANS THERE IS LITTLE OR NO ACCUMULATION OF DEAD VEGETATION OR FLAMMABLE DEBRIS WITHIN THE AREA DURING FIRE SEASON. "GREEN" MEANS THAT PLANTS LOCATED WITHIN THIS AREA ARE HEALTHY, GREEN AND IRRIGATED DURING FIRE SEASON.

1 TRIM ALL TREES OVER 20' A MINIMUM OF 10' ABOVE ADJACENT GRADE

2 REMOVE ANY TREE 14" DIAMETER OR LESS (AS INDICATED ON DRAWINGS) TO CREATE A 10' SPACE BETWEEN ANY ADJACENT TREE CANOPY. SEE DETAIL 2

3 REMOVE ACCUMULATION OF DEAD VEGETATION FROM TREES (FLAMMABLE DEBRIS, DEAD BRANCHES AND LIMBS) 10' ABOVE ADJACENT GRADE.

4 WITHIN 5'–30' OF THE STRUCTURE ONLY SINGLE SPECIMENS OF WELL MAINTAINED AND WELL IRRIGATED SHRUBS OR TREES SHOULD BE PRESENT. SUCH MATERIALS SHOULD NOT BE CAPABLE OF READILY TRANSMITTING FIRE TO THE STRUCTURE. COMBUSTIBLE MULCHES OR PINE NEEDLES SHOULD NOT BE USED AS GROUND COVER WITHIN THIS ZONE.

5 ALL BRUSH, TREES, OR FLAMMABLE MATERIALS WILL BE REMOVED FROM UNDER THE DROP LINE OF RESIDUAL TREES OR THE TREE GROUP.

6 REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

ZONE 3: 30'–100' WILDLAND FUEL REDUCTION AREA

THE WILDLAND FUEL REDUCTION AREA LIES BEYOND THE LEAN, CLEAN AND GREEN AREA AND USUALLY CONSIST OF NATURALLY OCCURRING PLANTS SUCH AS PINE TREES, MANZANITA, SAGERBRUSH, ETC., WITHIN THIS AREA. REMOVE DEAD VEGETATION, INCLUDING DEAD SHRUBS, DRIED GRASS, FALLEN BRANCHES, THINK ACCUMULATION OF NEEDLES AND LEAVES ETC. THIN DENSE STANDS OF SHRUBS AND TREES TO CREATE A SEPARATION BETWEEN TEM. REMOVING TREES MORE THAT 14" IN DIAMETER REQUIRES A PERMIT FROM TRPA OR YOUR LOCAL FIRE PROFESSIONAL.

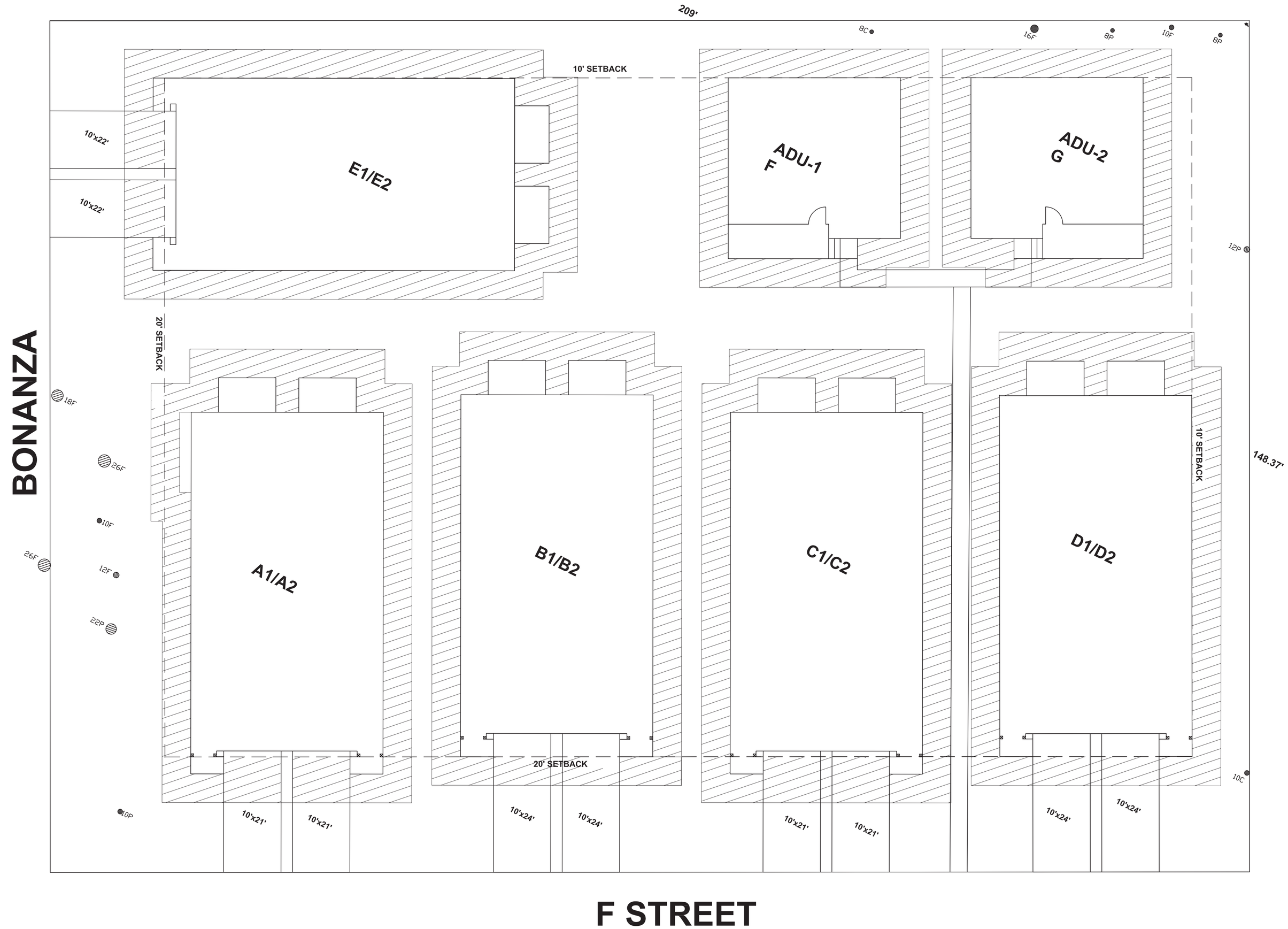
1 TREE CANOPIES WILL BE SPACED AT LEAST 10' APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. SEE DETAIL 2

2 BEYOND 30' FROM THE STRUCTURE, BRUSH FIELDS MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAT 2X THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100SF, SEE DETAIL 1

3 PINE NEEDLES ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAT 2 OR 3 INCHES.

FOR SLOPED PROPERTIES:

TREES	SLOPE	SPACING
	0–20%	10'BETWEEN EDGES OF CROWNS
	20–40%	20'BETWEEN EDGES OF CROWNS
	40%–UP	30'BETWEEN EDGES OF CROWNS
BRUSH	SLOPE	SPACING
	0–20%	2X HEIGHT OF RESIDUAL BRUSH
	20–40%	4X HEIGHT OF RESIDUAL BRUSH
	40%–UP	6X HEIGHT OF RESIDUAL BRUSH



INDICATES ZONE 1: 0–5' NON–COMBUSTIBLE AREA

INDICATES ZONE 2: 5'–30' LEAN, CLEAN AND GREEN AREA

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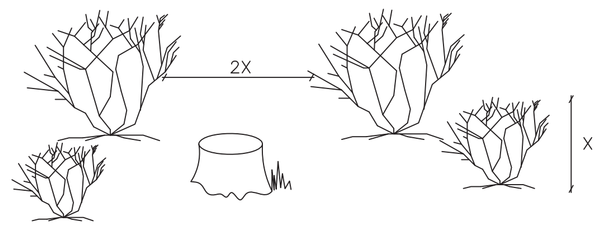
DEFENSIBLE SPACE

DATE	10.25.2022
SCALE	1"=10'
DRAWN	DASHA
JOB NO.	SLT

A0.7

OF SHEETS

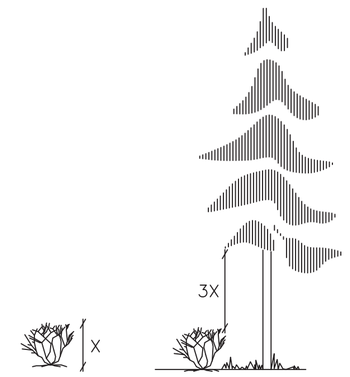
AGENDA ITEM NO. V.C.



1 SEPARATION BETWEEN TREES & SHRUBS
NTS

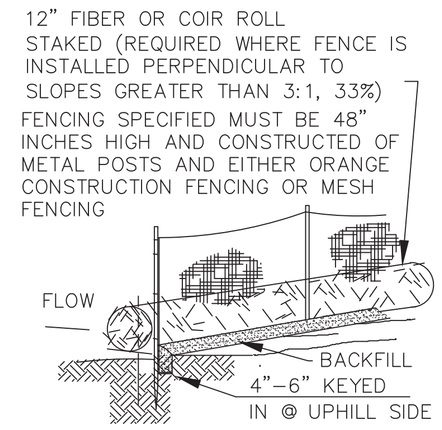
SAGEBRUSH, MANZANITA, HUCKLEBERRY OAK, AND OTHER SHRUBS:
ON FLAT TO GENTLY SLOPING TERRAIN, INDIVIDUAL SHRUBS OR SMALL CLUMPS OF SHRUBS WITHIN THE DEFENSIBLE SPACE ZONE SHOULD BE SEPARATED FROM ONE ANOTHER BY AT LEAST TWICE THE HEGIHT OF THE AVERAGE SHRUB. FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE GREATER.

FOR EXAMPLE, IF THE TYPICAL SHRUB HEIGHT IS 2 FEET, THEN THERE SHOULD BE A SEPARATION BETWEEN SHRUB BRANCHES OF AT LEAST 4 FEET. REMOVE SHRUBS OR PRUNE TO REDUCE THEIR HEIGHT AND/OR DIAMETER.

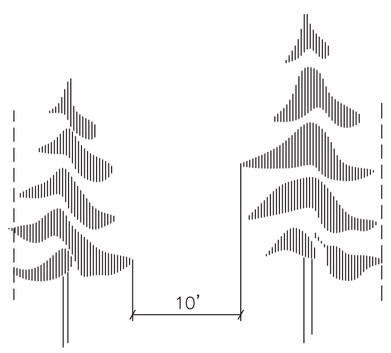


SEPARATION BETWEEN TREE BRANCHES & LOWER GROWING PLANTS
3 NTS

IF TREES ARE PRESENT WITHIN THE DEFENSIBLE SPACE ZONE, THERE SHOULD BE A REPARATION BETWEEN THE LOWER GROWING VEGETATION AND THE LOWEST TREE BRANCHES. VEGETATION THAT CAN CARRY FIRE BURNING IN LOW GROWING PLANTS TO TALLER PLANTS IS CALLED "LADDER FUEL." FOR LARGE TREES, THE RECOMMENDED SEPARATION FOR LADDER FUELS IS THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER. PRUNE BRANCHES FROM LOWER THIRD OF THE TREE HEIGHT, SHORTEN THE HEIGHT OF THE SHRUBS, OR REMOVE PLANTS. DO NOT REMOVE MORE THAN ONE-THIRD OF THE TOTAL TREE BRANCHES. WHEN THERE IS NO UNDERSTORY VEGETATION PRESENT, REMOVE LOWER TREE BRANCHES TO A HEIGHT OF AT LEAST FIVE FEET ABOVE GROUND. DURING FIRE, THIS WILL HELP PREVENT BURNING NEEDLES AND TWIGS THAT ARE LYING ON THE GROUND FROM IGNITING THE TREE. FOR SHORTER TREES, WHERE THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER EXTENDS BEYOND THE LOWER THIRD OF THE TREE HEIGHT, SHORTEN THE HEIGHT OF THE SHRUBS OR REMOVE PLANTS BELOW THE TREE.

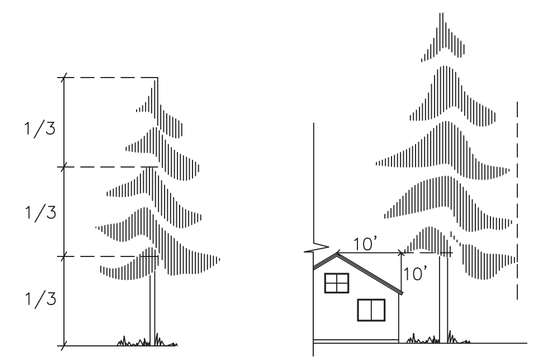


EROSION CONTROL FENCE W/TRENCH
5 NTS



2 FOREST TREES
NTS

ON FLAT OR GENTLY SLOPING TERRAIN, TREES SHOULD BE THINNED TO PROVIDE AN AVERAGE SEPARATION BETWEEN THE CANOPIES OF AT LEAST 10 FEET (TRPA). FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE GREATER. STUMPS SHOULD BE CUT SLUSH TO THE GROUND FOR THEES LESS THAN 6 INCHES IN DIAMETER AT BREAST HEIGHT, AND TO WITHIN 6 INCHES OF THE GROUND FOR LARGER TREES. THE STUMPS CUT SURFACE SHOULD BE COATED WITH POWDERED BORAX TO RETARD THE SPREAD OF ROOT DISEASES. WHEN SELECTING TREES FOR REMOVAL, CONSIDER CUTTING UNHEALTHY, DAMAGED, OR WEAK TREES. RETAIN LESS COMMON SPECIES OF TREES, SUCH AS INCENSE CEDAR, SUGAR PINE, AND WESTERN JUNIPER IF POSSIBLE.

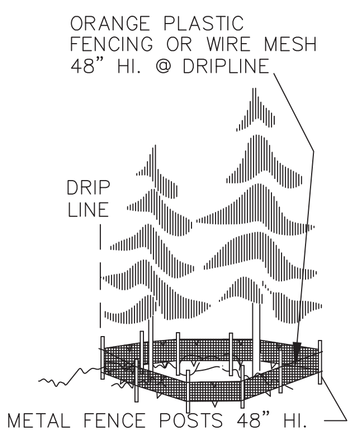


4 GUIDELINES FOR TRIMMING TREES
NTS

ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF 10'-0" FEET FROM GROUND, NOT TO EXCEED 1/3 OF THE TOTAL TREE HEIGHT.

ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE (10) FEET OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF THIS WOULD REQUIRE REMOVAL OF THE CROWN EXCEEDING THE LOWER 1/3 OF THE TREE, THEN THE ENTIRE SHEET SHOULD BE REMOVED.

TRIM ALL LOW HANGING LIMBS SO THAT NONE ARE LOWER THAN 10'0" OF THE GROUND.



TREE PROTECTION
6 NTS

EROSION CONTROL AND TRPA NOTES:

1. INSTALL A 3' LAYER OF GRAVEL (¾" OT 1 ½" DRAIN ROCK) UNDER ALL RAISED DECKS AND STEPS. PLACE ROCK ARMOR BELOW THE ENTIRE ELEVATED STRUCTURE FOOTPRINT AND EXTEND 12' OUT FROM THE PERIMETER. CONTAINMENT BOARDERS ARE REQUIRED (APPLIED TO RAISED PORCHES).

2. FOR ALL AREAS DISTURBED BY CONSTRUCTION, INSTALL TEMPORARY STABILIZATION MEASURE SUCH AS EROSION CONTROL BLANKETS OR HYDRO-MULCH WITH TACKIFIERS. COVER STOCKPILES THAT WILL REMAIN OVER WINTER WITH A DURABLE MATERIAL OR PLASTIC SHEETING. THESE MEASURES SHALL BE MAINTAINED FROM THE COMPLETION OF THE INITIAL GRADING THROUGH THE COMPLETION OF THE PROJECT.

3. TEMPORARY BMPS SHALL BE PROVIDED ON ALL UTILITY TRENCHES.

4. WINTERIZATION: CONSTRUCTION STAGING AREAS SHALL NOT BE USED DURING WINTER MONTHS AND THAT ALL STAGING DURING WINTER WILL BE ON HARD PLOWABLE SURFACE.

5. THE SITE SHALL BE WINTERIZED IN ACCORDANCE WITH THE PROVISION OF ATTACHMENT BY OCTOBER 15TH OF EACH CONSTRUCTION SEASON.

6. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 30' OF STRUCTURE.

7. COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN THE EARTH TONE AND WOOD TONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE, HUES SHALL BE WITHIN THE RANGE OF NATURAL-COLORS THAT BLEND RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTH TONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, TAN, OCHRE, AND UMBER.

8. ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTH TONE OF WOOD TONE MATERIALS THAT MINIMIZE REFLECTIVITY

9. FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VYNIL, INCLUDING POLES.

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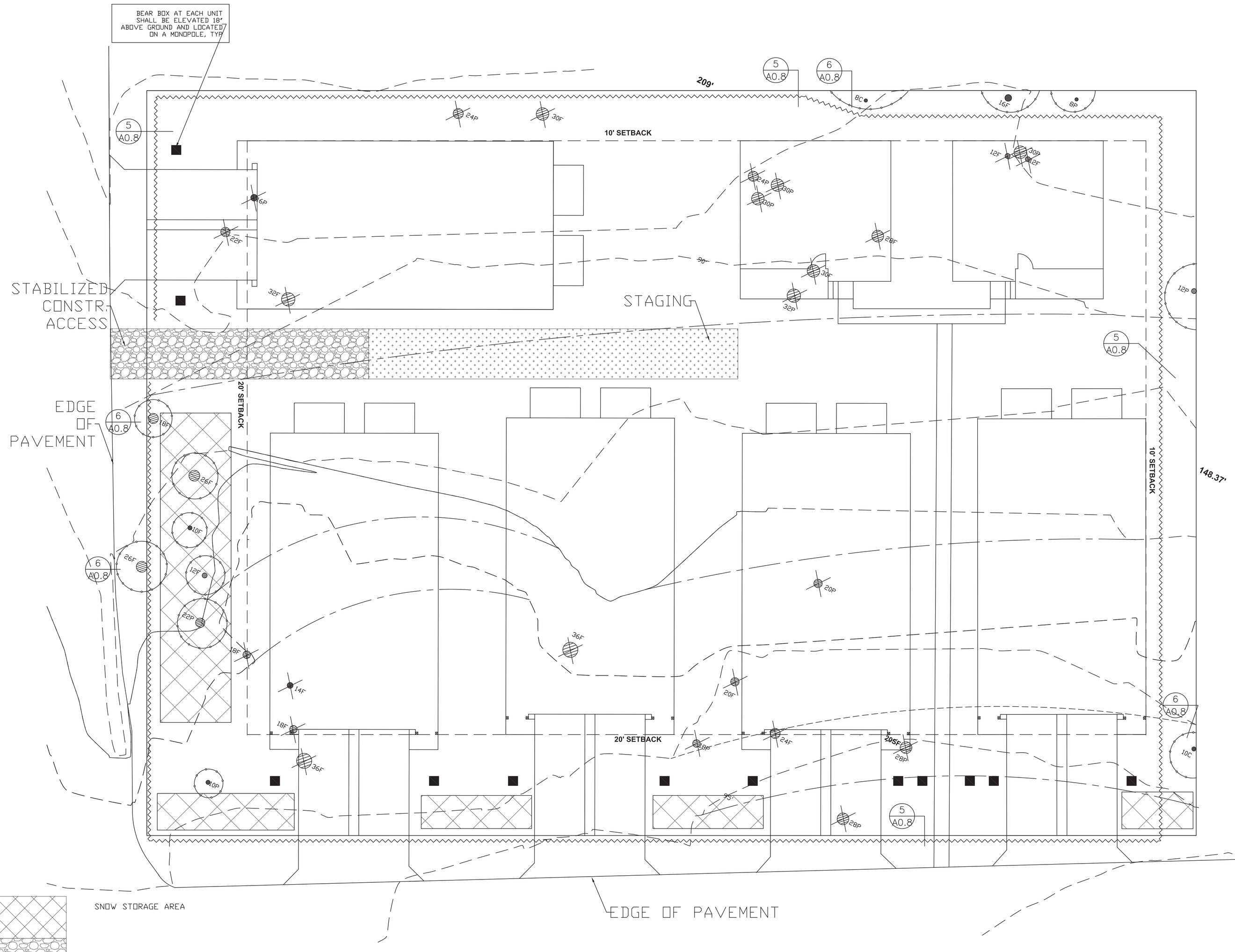
APN# 032-151-009
TRPA NOTES AND DETAILS

DATE	10.25.2022
SCALE	NTS
DRAWN	DASHA
JOB NO.	SLT
	A0.8
OF	SHEETS



SNOW STORAGE AREA

STABILIZED CONSTRUCTION SITE ACCESS
SEE RE-VEGETATION NOTES

STAGING AREA
SEE RE-VEGETATION NOTES

BEAR BOX AT EACH UNIT

RE-VEGETATION AND TRPA NOTES

1. ALL BARREN AREA AND AREA DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.
2. TYPE OF GRASS OR PLANTS FOR REVEGETATION SHALL BE SELECTED, INSTALLED AND MAINTAINED ACCORDING TO THE TRPA HANDBOOK OF BMP'S VOLUME 2, PAGES 193-214.
3. INSTALL A 3" LAYER OF GRAVEL UNDER ALL RAISED DECKS AND STEPS.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2" TO 3" LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. MULCH SHALL BE MAINTAINED MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT.

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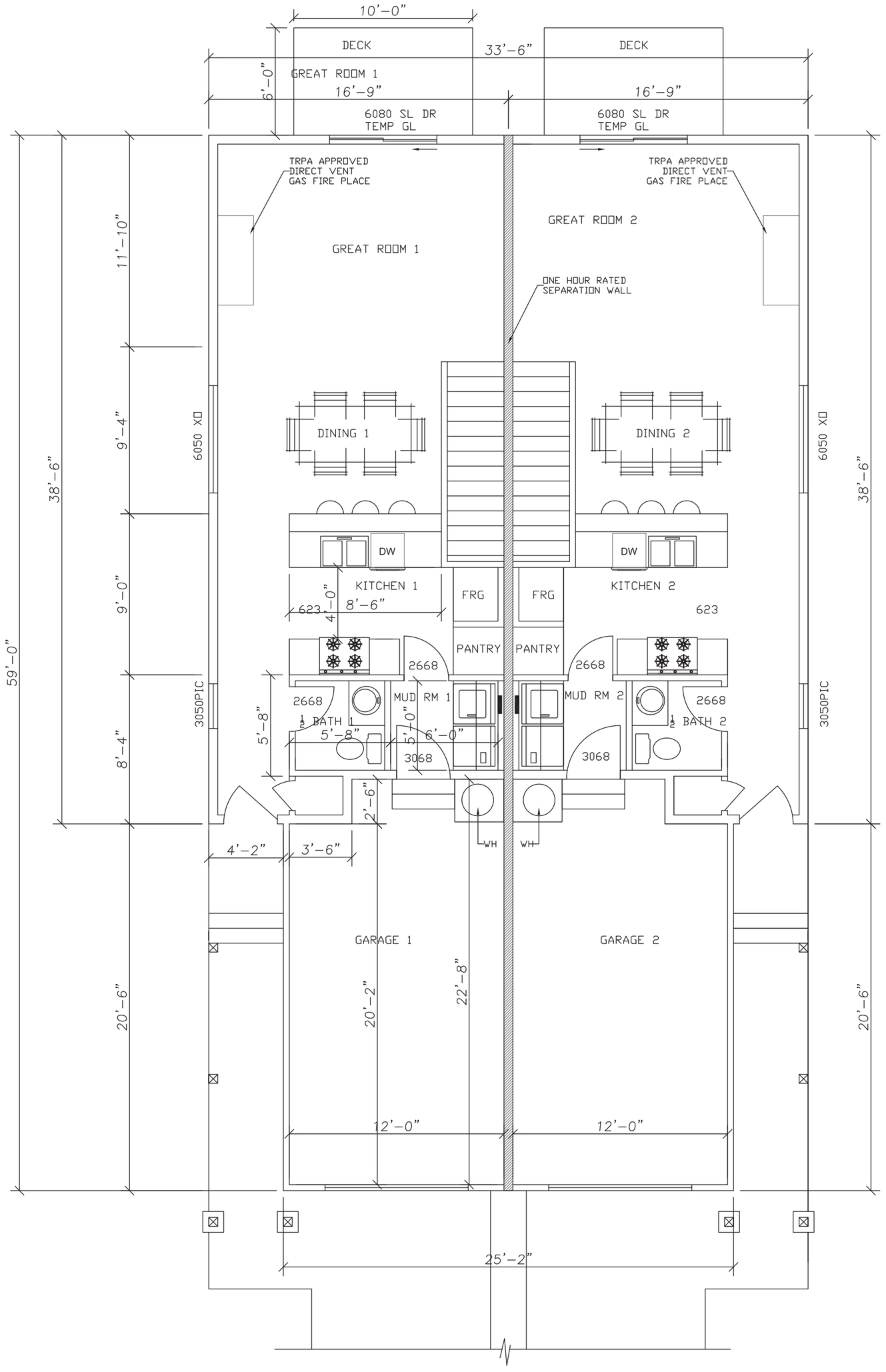
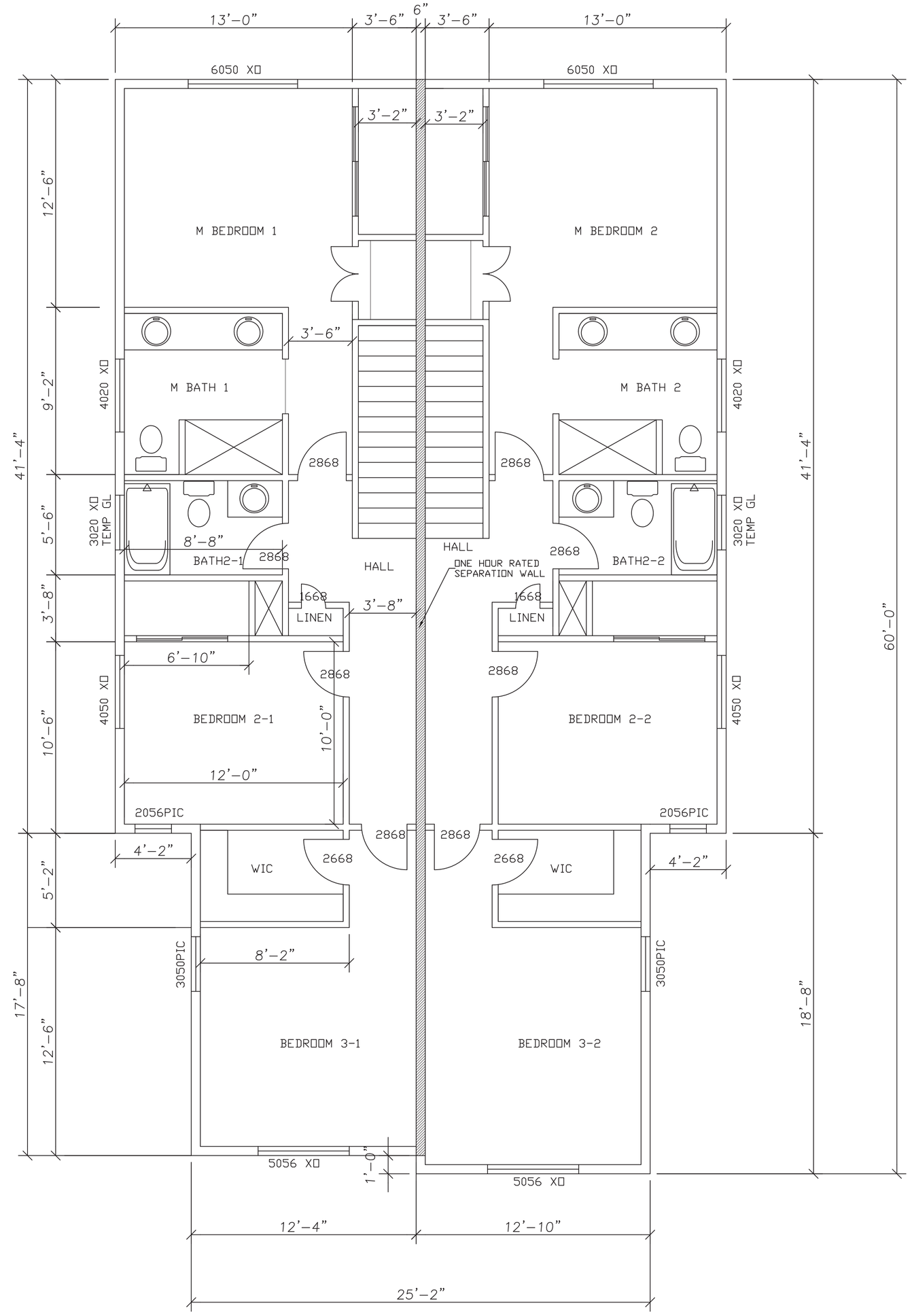
APN# 032-151-009
EROSION CONTROL PLAN

DATE	10.25.2022
SCALE	1"=10'
DRAWN	DASHA
JOB NO.	SLT
	A0.9
OF	SHEETS

AGENDA ITEM NO. V.C.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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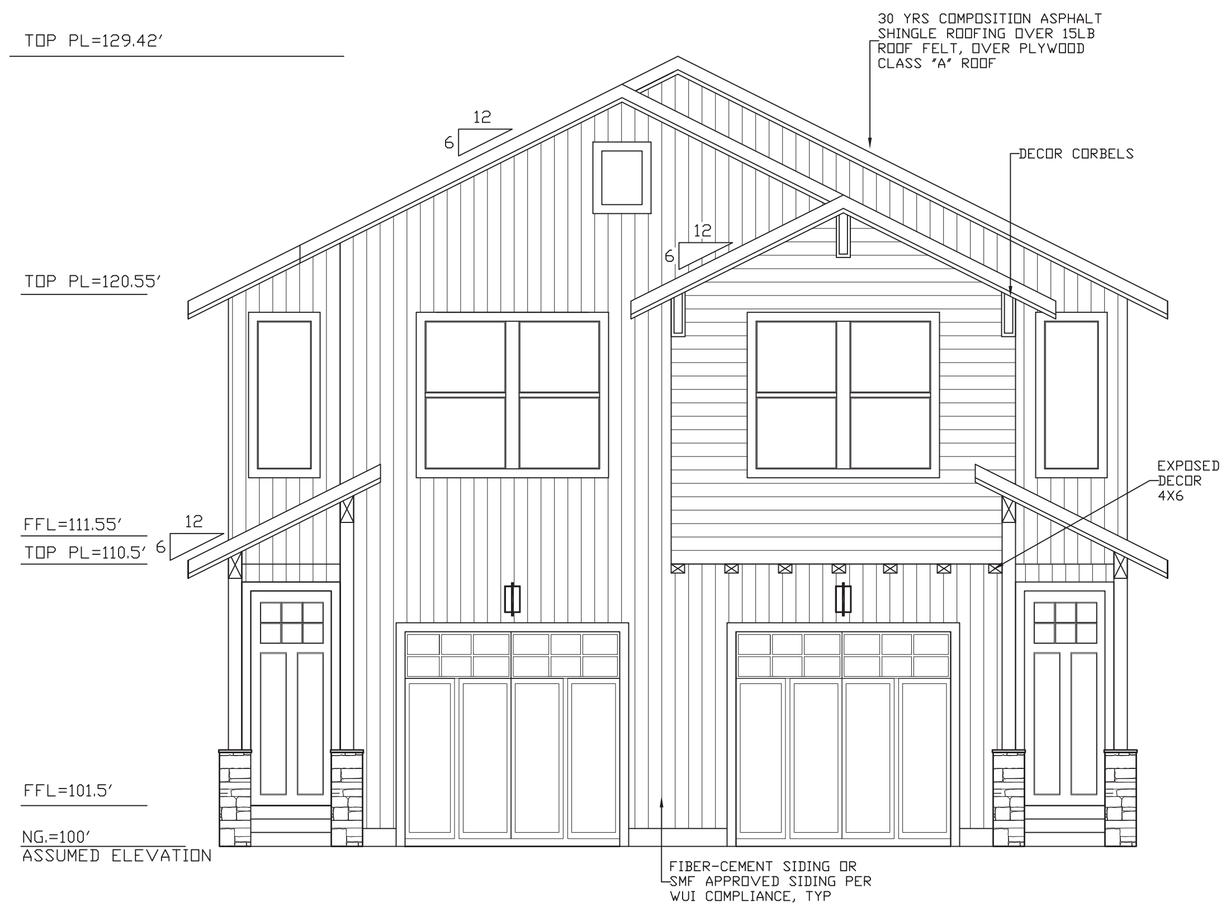
APN# 032-151-009
FLOOR PLAN

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A1.1
OF	SHEETS

AGENDA ITEM NO. V.C.



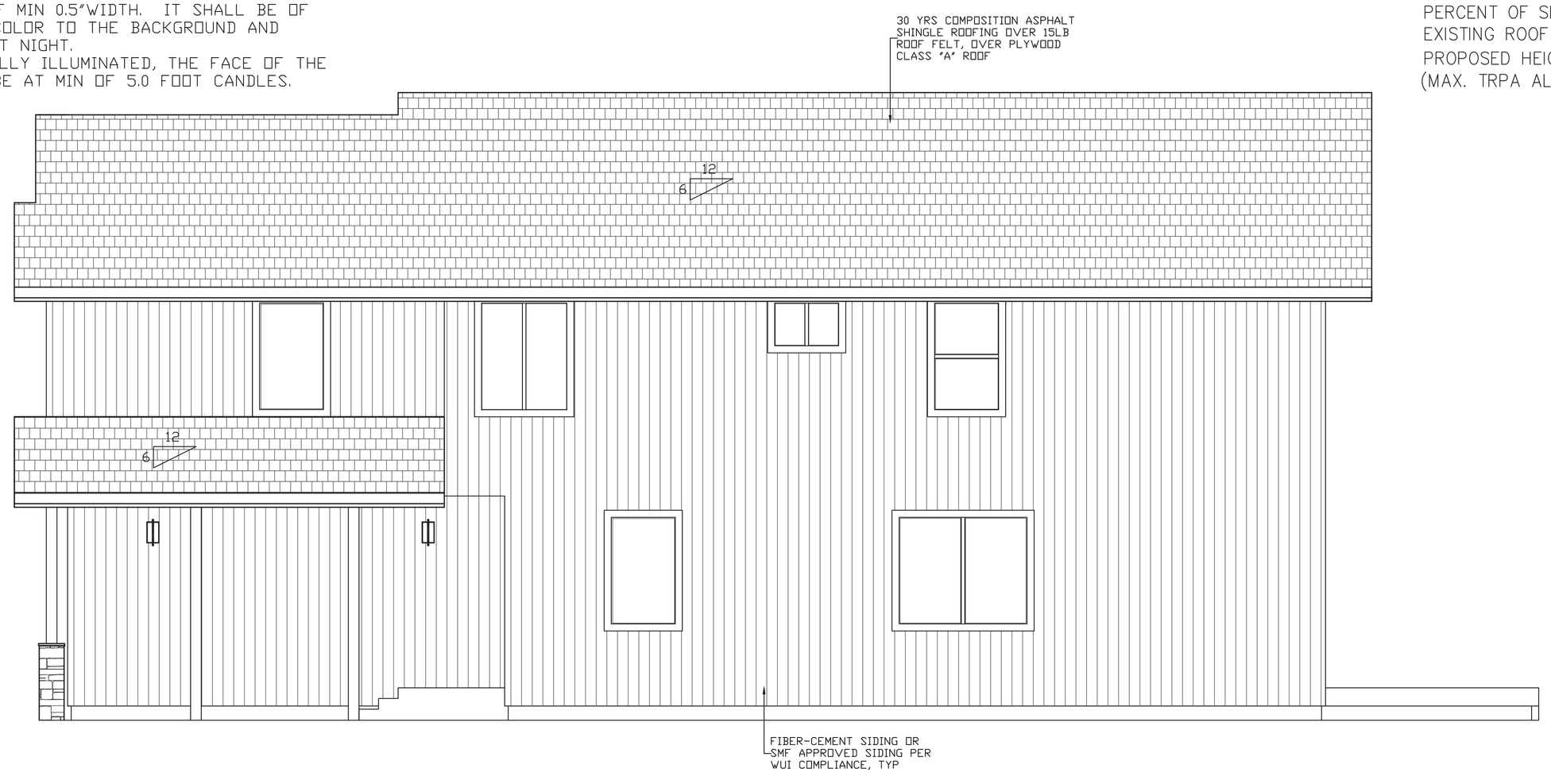
FRONT ELEVATION

LEFT ELEVATION

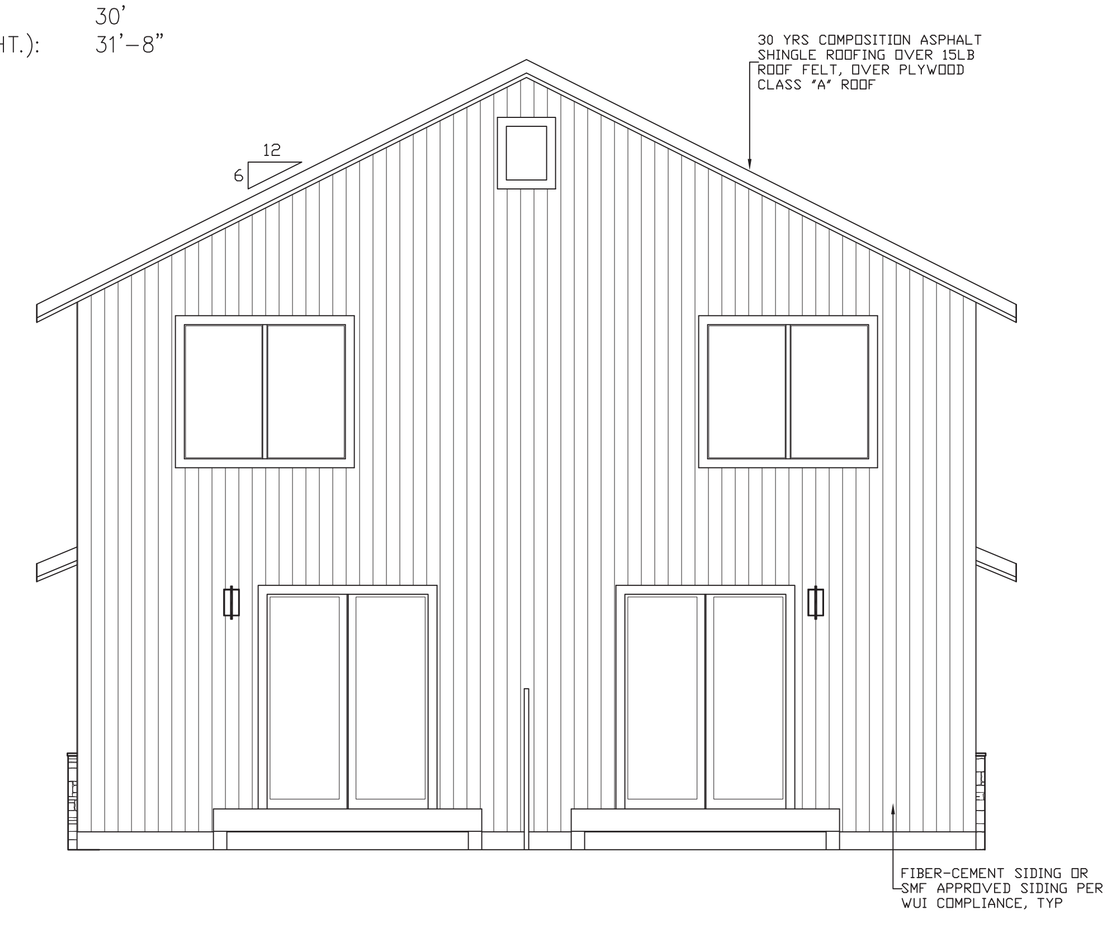
ADDRESS NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MIN 4" IN HEIGHT AND STROKE OF MIN 0.5"WIDTH. IT SHALL BE OF CONTRASTING COLOR TO THE BACKGROUND AND ILLUMINATED AT NIGHT.
WHEN EXTERNALLY ILLUMINATED, THE FACE OF THE SIGNS SHALL BE AT MIN OF 5.0 FOOT CANDLES.

HEIGHT CALCULATION PER TABLE 37.4.1-1

PERCENT OF SLOPE:	2 %
EXISTING ROOF PITCH:	6:12
PROPOSED HEIGHT:	30'
(MAX. TRPA ALLOWED HT.):	31'-8"



RIGHT ELEVATION



REAR ELEVATION

REVISIONS	BY

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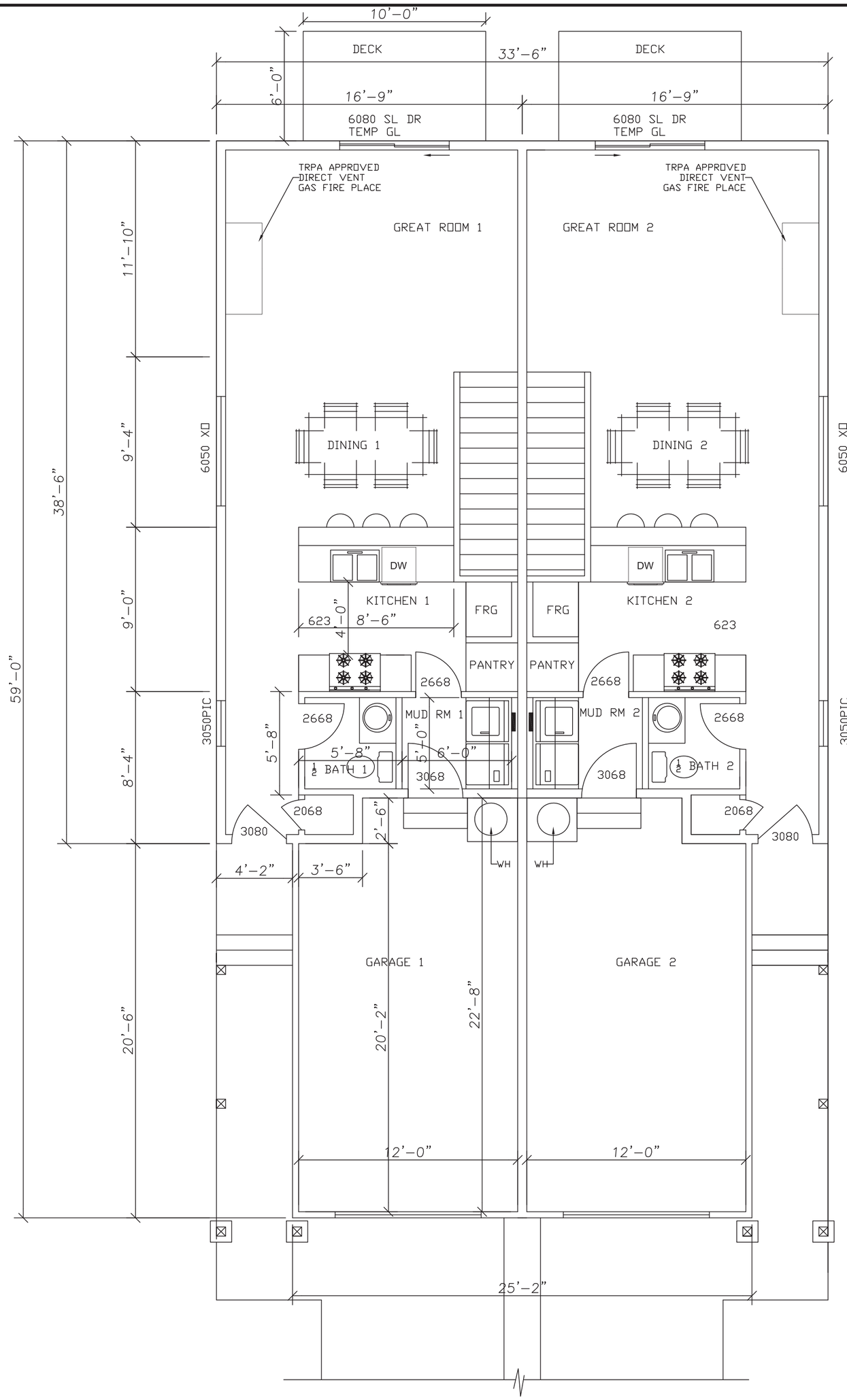
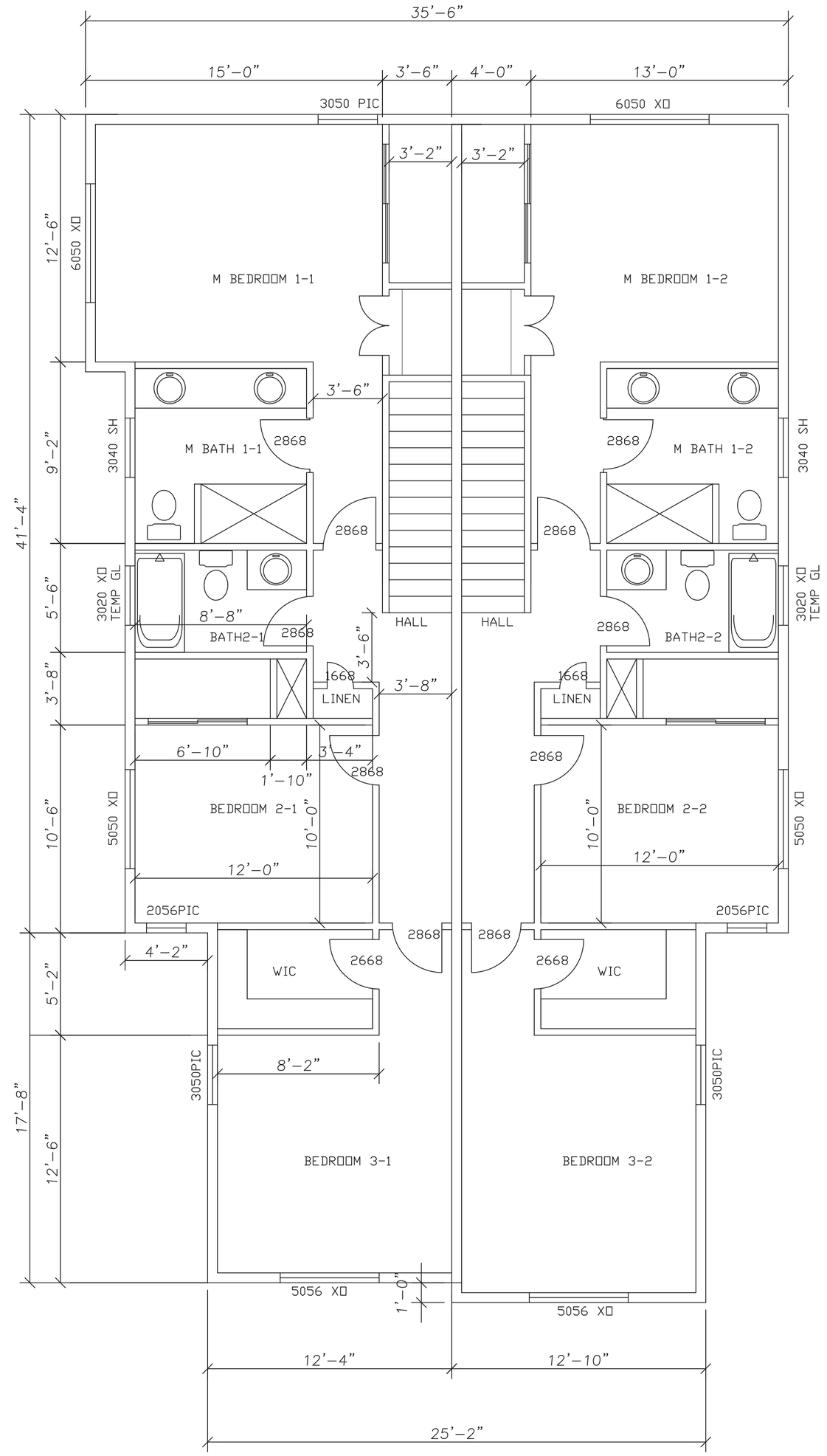
APN# 032-151-009
ELEVATIONS

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A1.2
OF	SHEETS

AGENDA ITEM NO. V.C.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

REVISIONS	BY

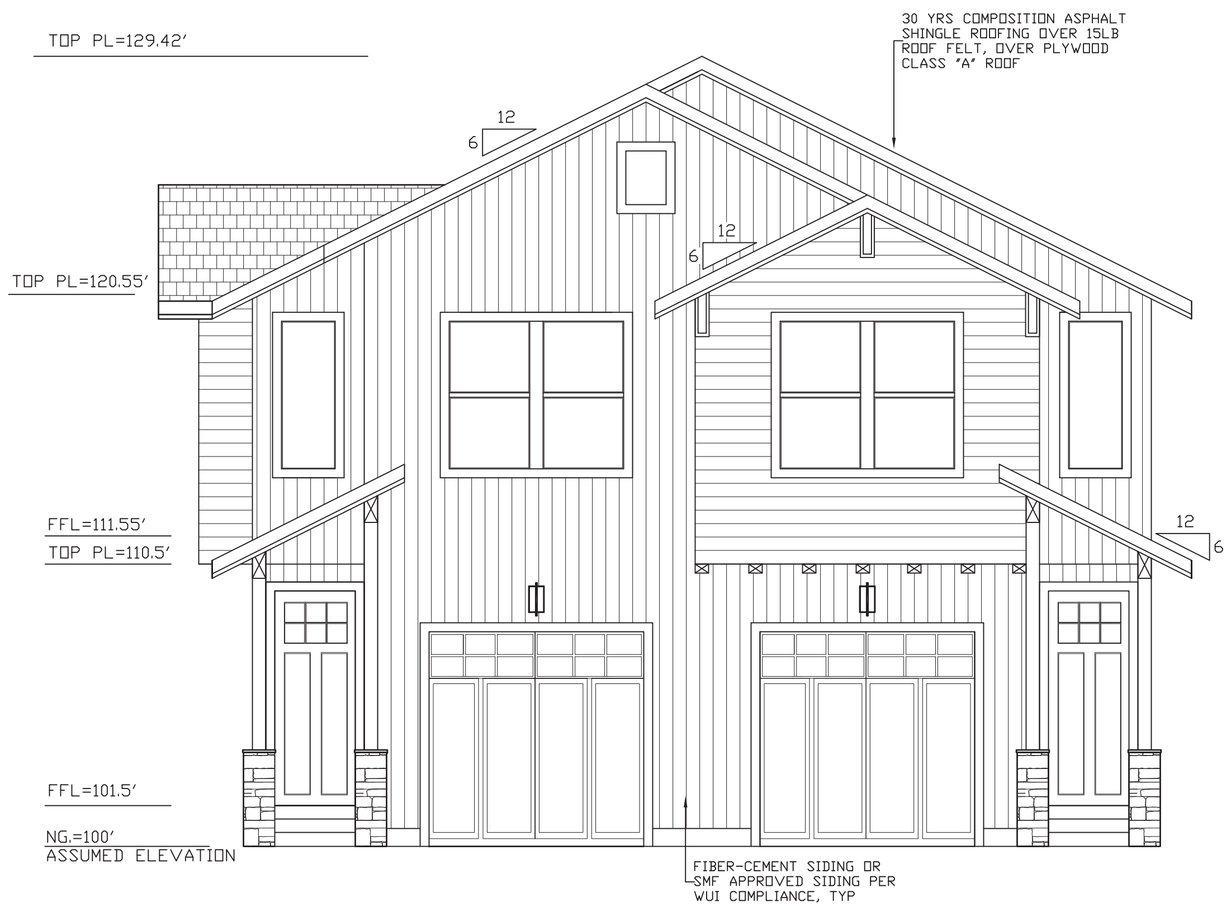
DARINA GUSEV
5929 SHIRLEY AVE
CARMICHAEL, CA
916-215-2845

GUSEV.DASHA@GMAIL.COM

F STREET RESIDENTIAL
1971 F STREET , UNIT A1 & A2
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
FLOOR PLAN

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A2.1
OF	SHEETS

AGENDA ITEM NO. V.C.



FRONT ELEVATION

LEFT ELEVATION

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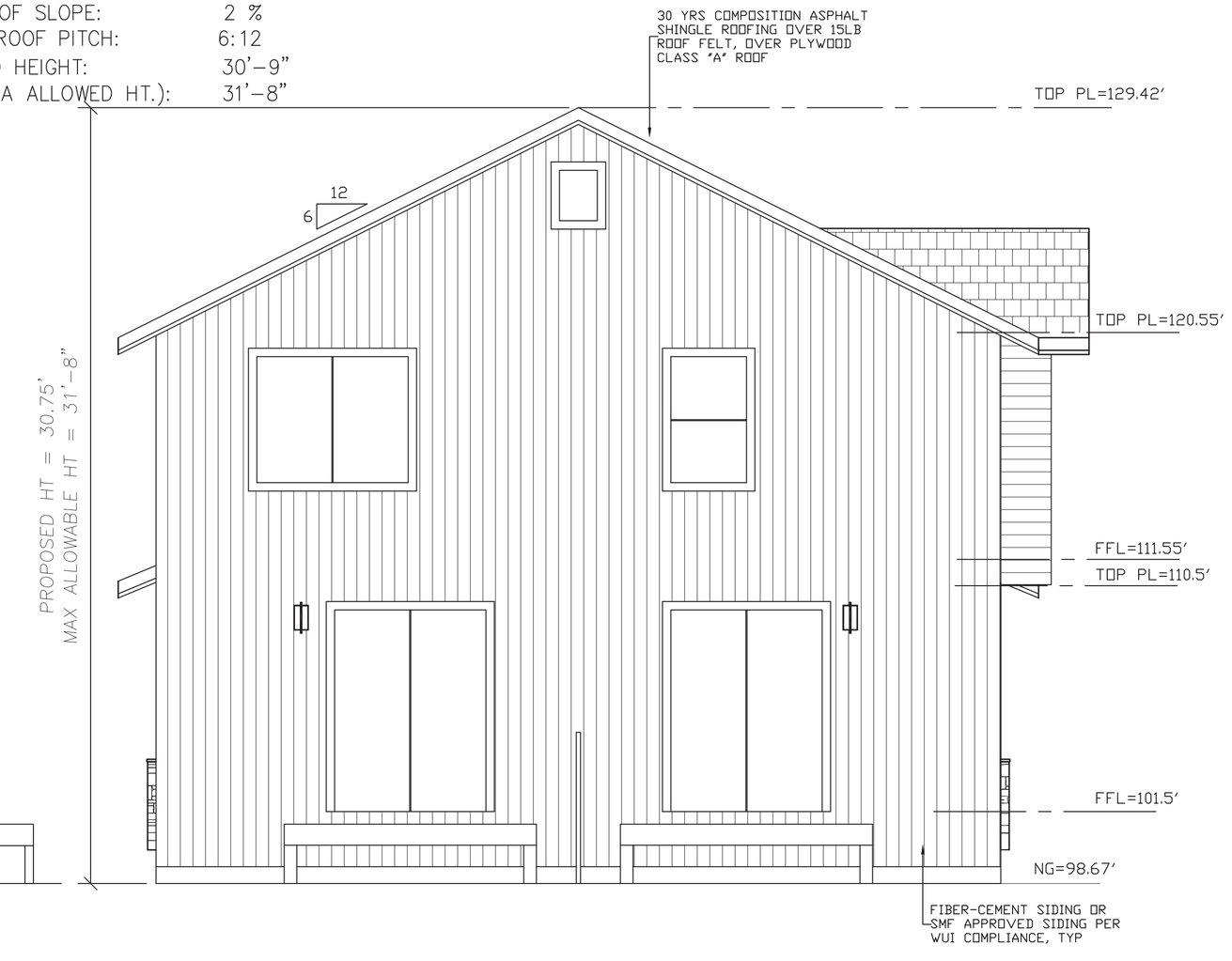
HEIGHT CALCULATION PER TABLE 37.4.1-1

PERCENT OF SLOPE:	2 %
EXISTING ROOF PITCH:	6:12
PROPOSED HEIGHT:	30'-9"
(MAX. TRPA ALLOWED HT.):	31'-8"

RIGHT ELEVATION



REAR ELEVATION

REVISIONS	BY

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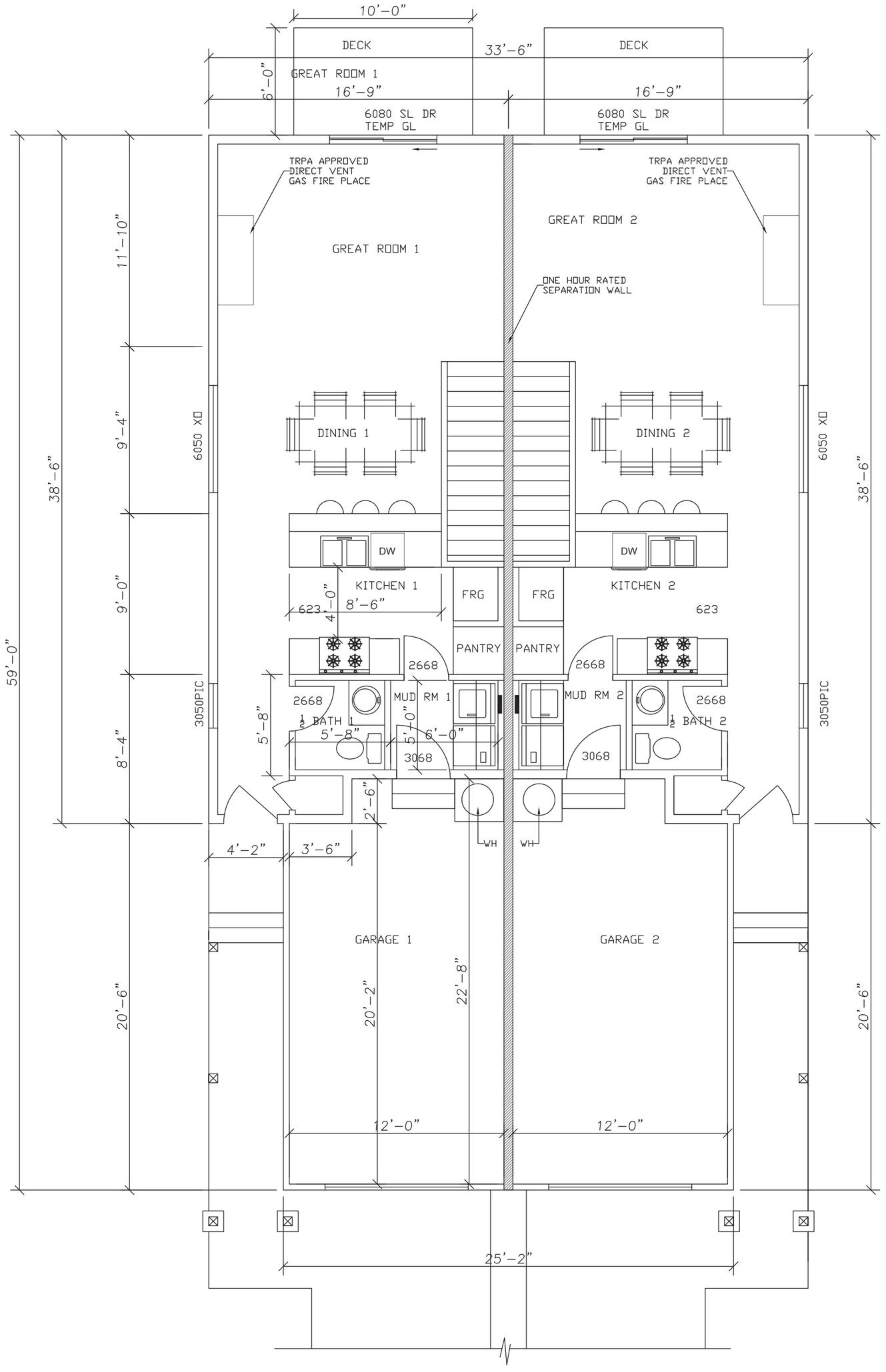
5929 SHIRLEY AVE
CARMICHAEL, CA
916-215-2845

GUSEV.DASHA@GMAIL.COM

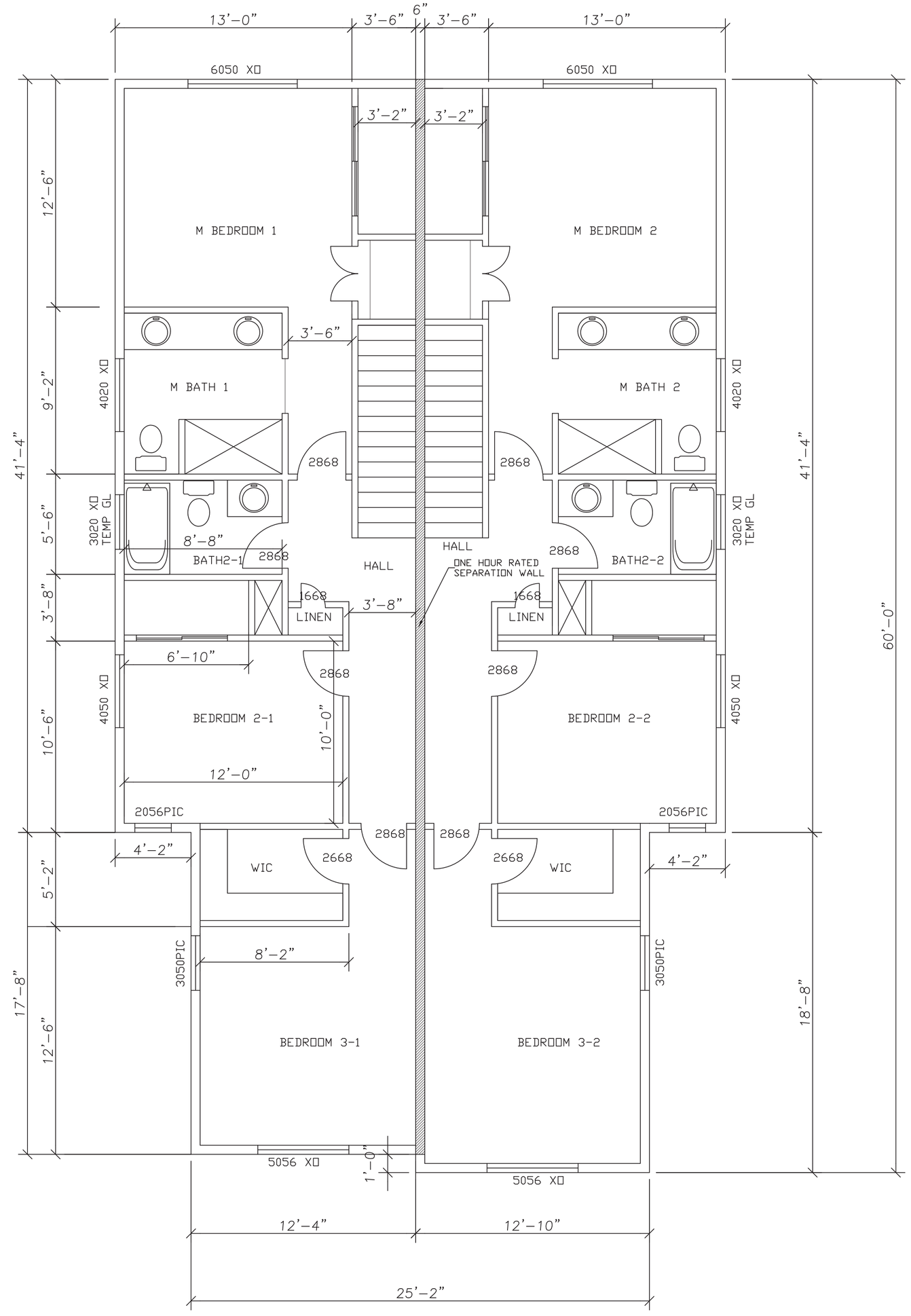
F STREET RESIDENTIAL
1971 F STREET , UNIT A1 & A2
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
ELEVATIONS

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A2.2
OF	SHEETS

AGENDA ITEM NO. V.C.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

REVISIONS	BY

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916-215-2845

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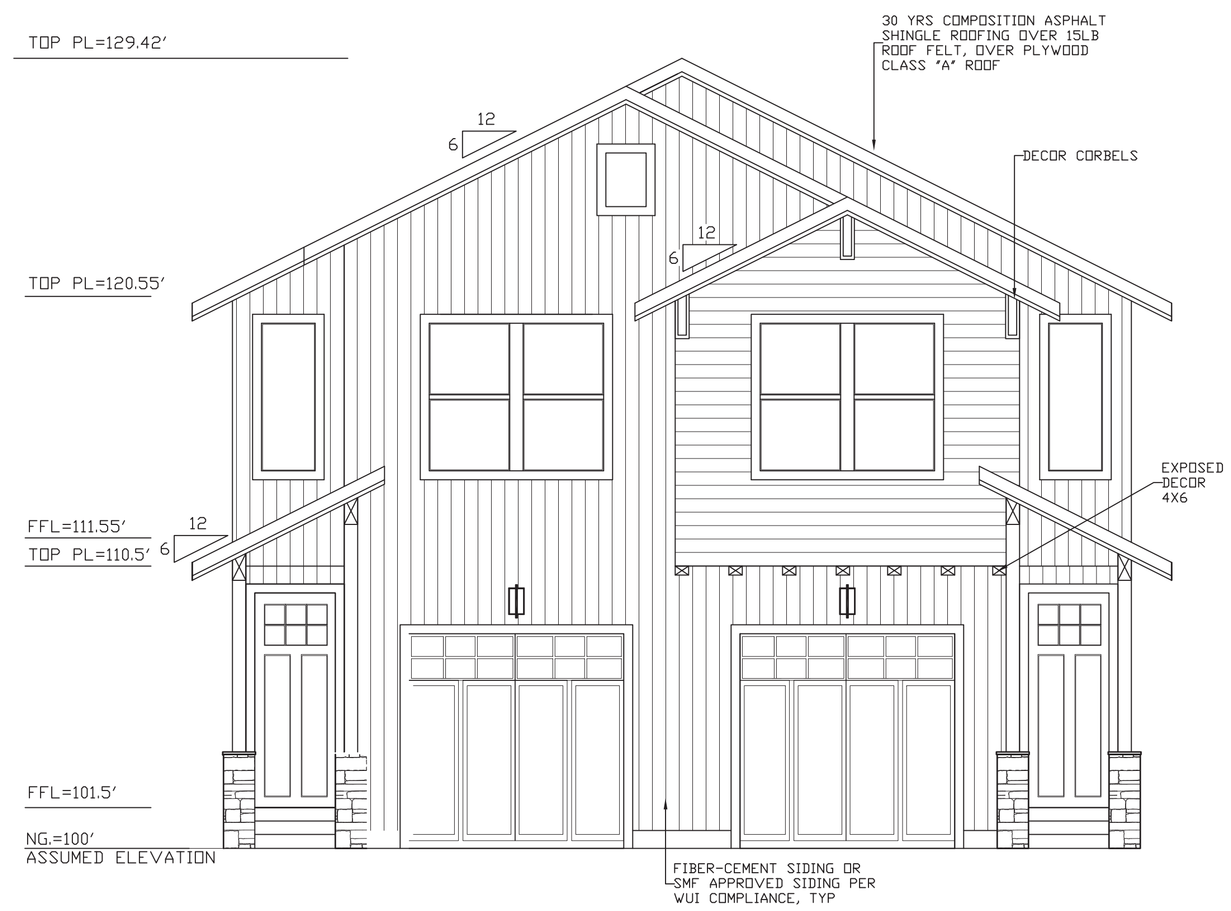
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
FLOOR PLAN

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A3.1
OF	SHEETS

AGENDA ITEM NO. V.C.



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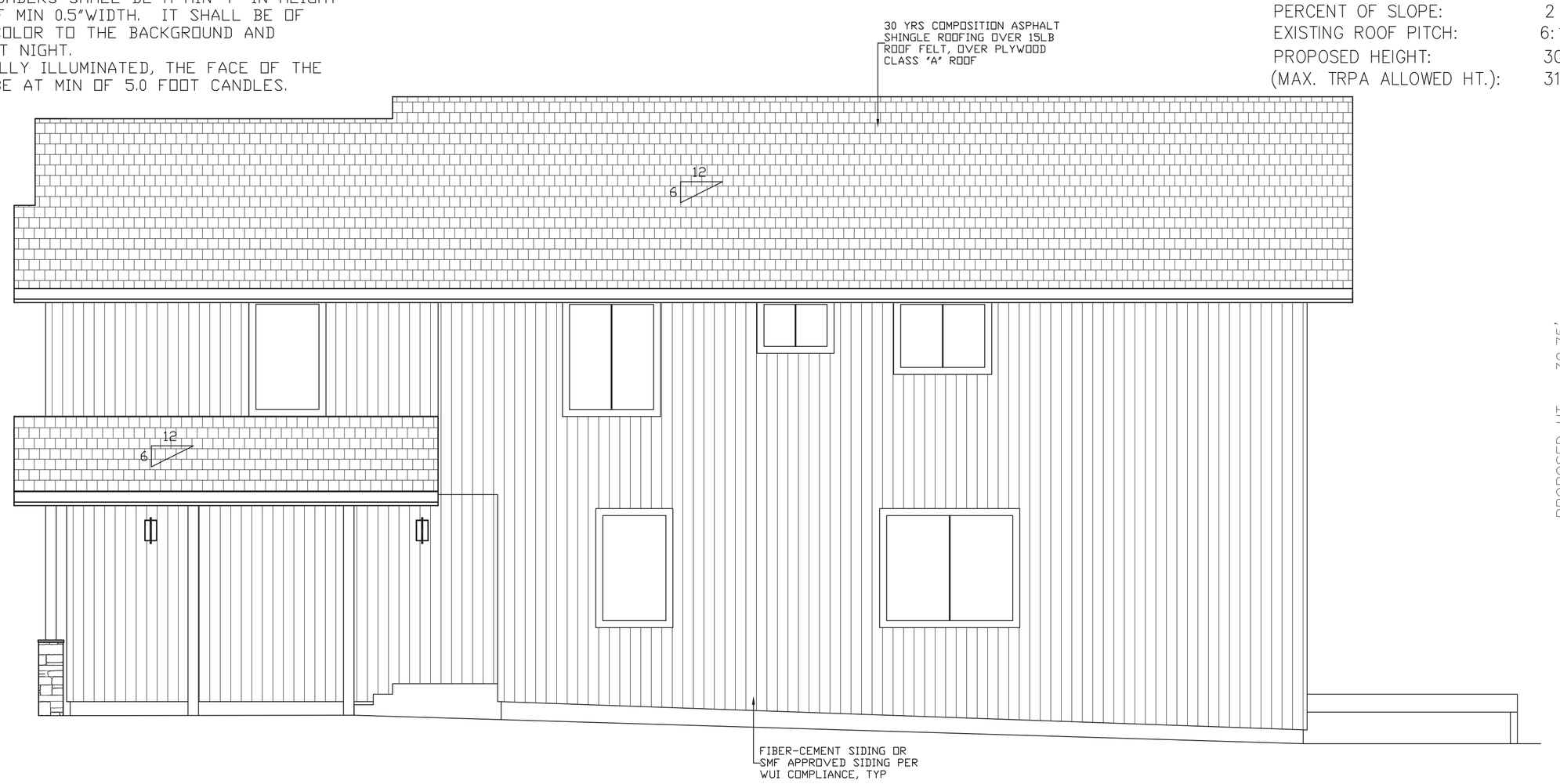
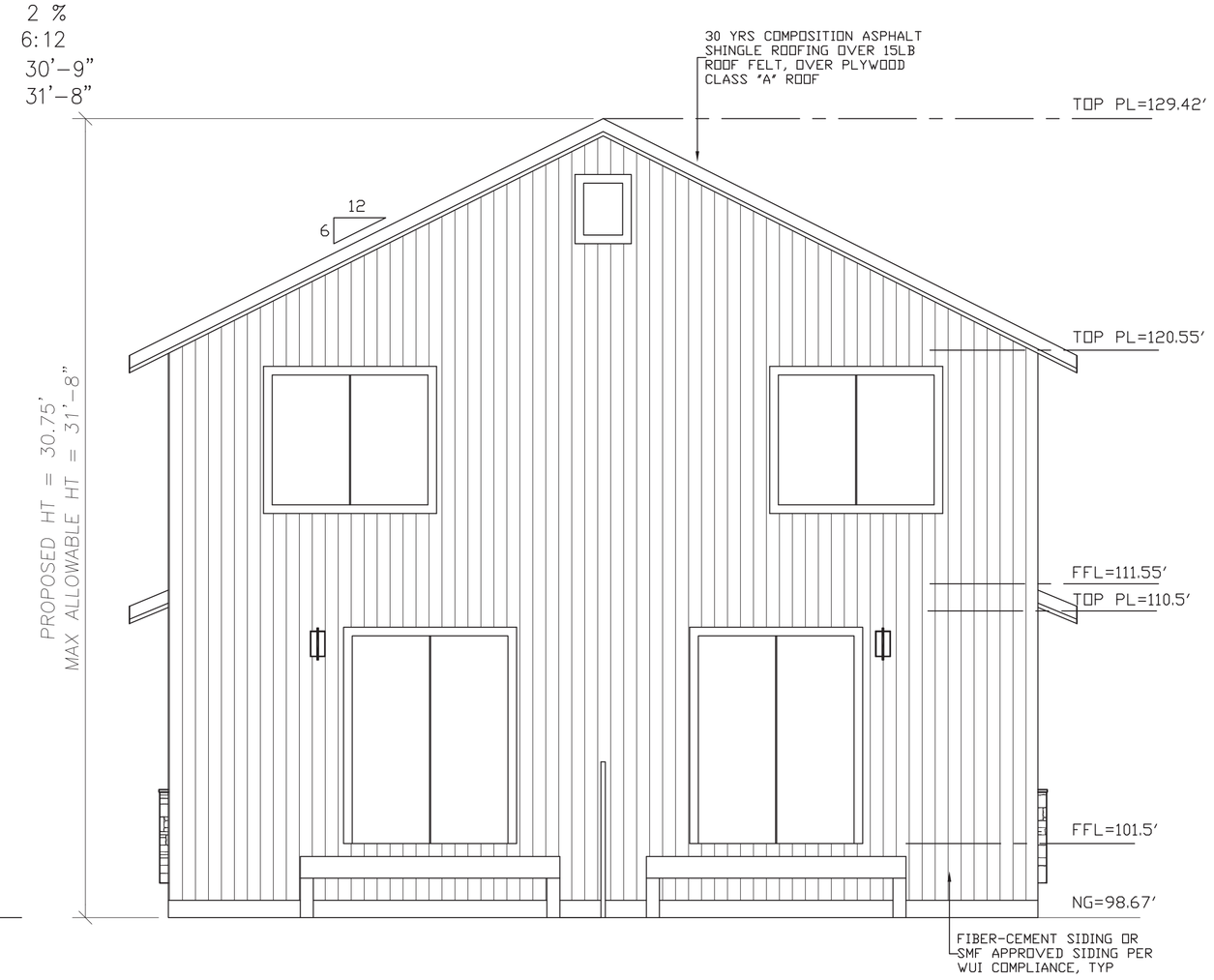


RIGHT ELEVATION



REAR ELEVATION

REVISIONS	BY

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GUSEV.DASHA@GMAIL.COM

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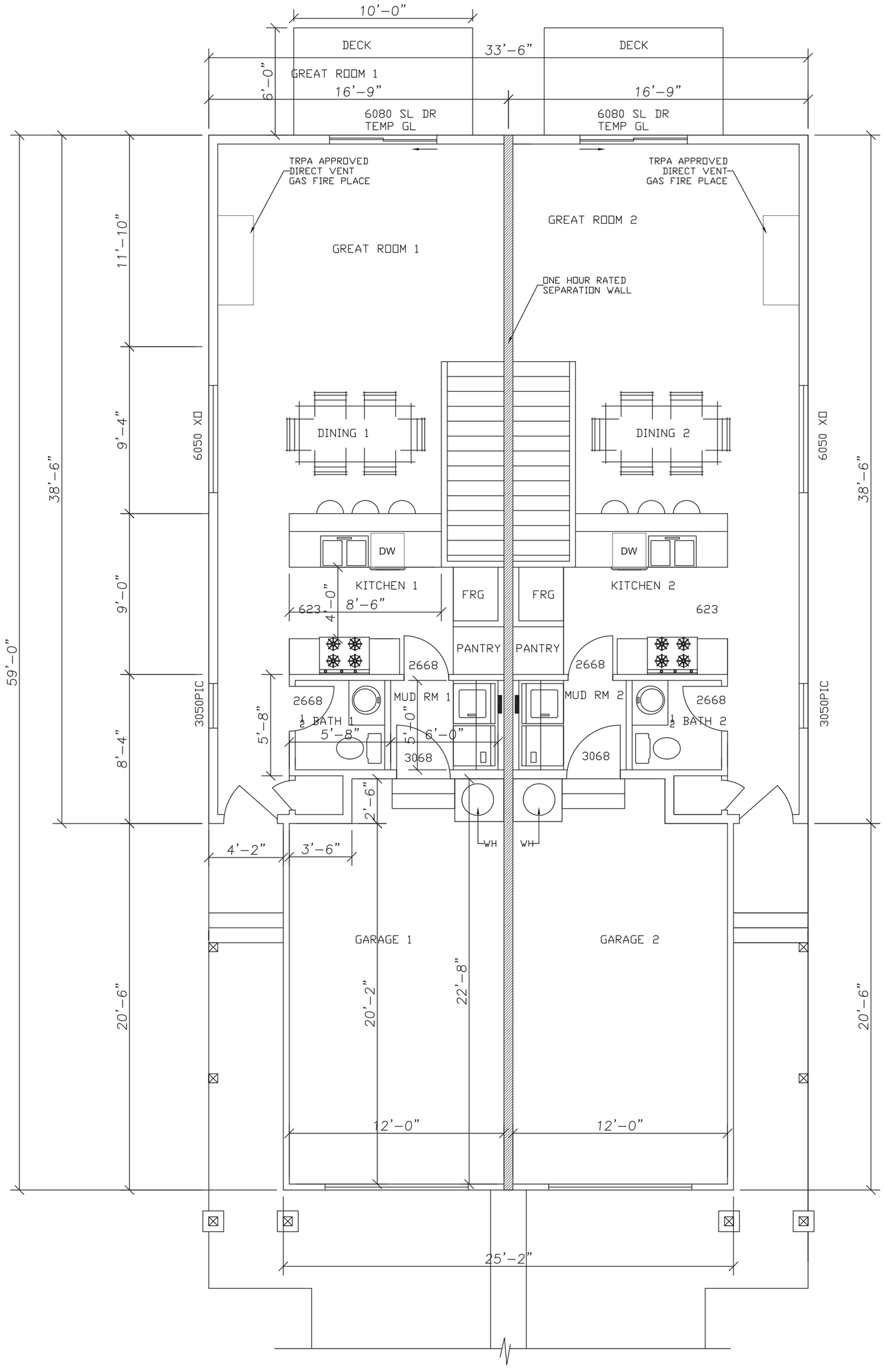
1971 F STREET , UNIT B1 & B2
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
ELEVATIONS

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A3.2
OF	SHEETS

AGENDA ITEM NO. V.C.



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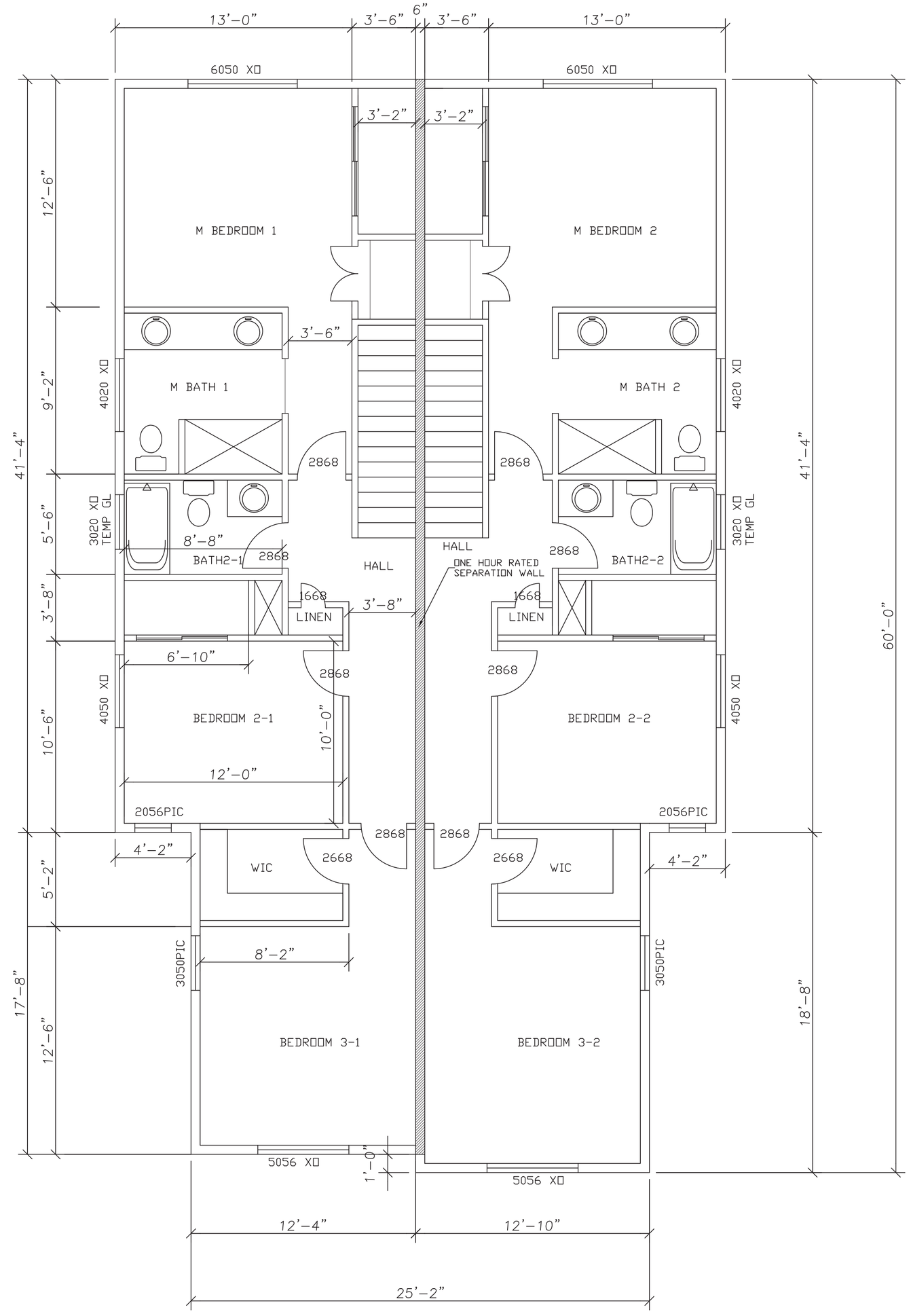

SECOND FLOOR PLAN

REVISIONS	BY

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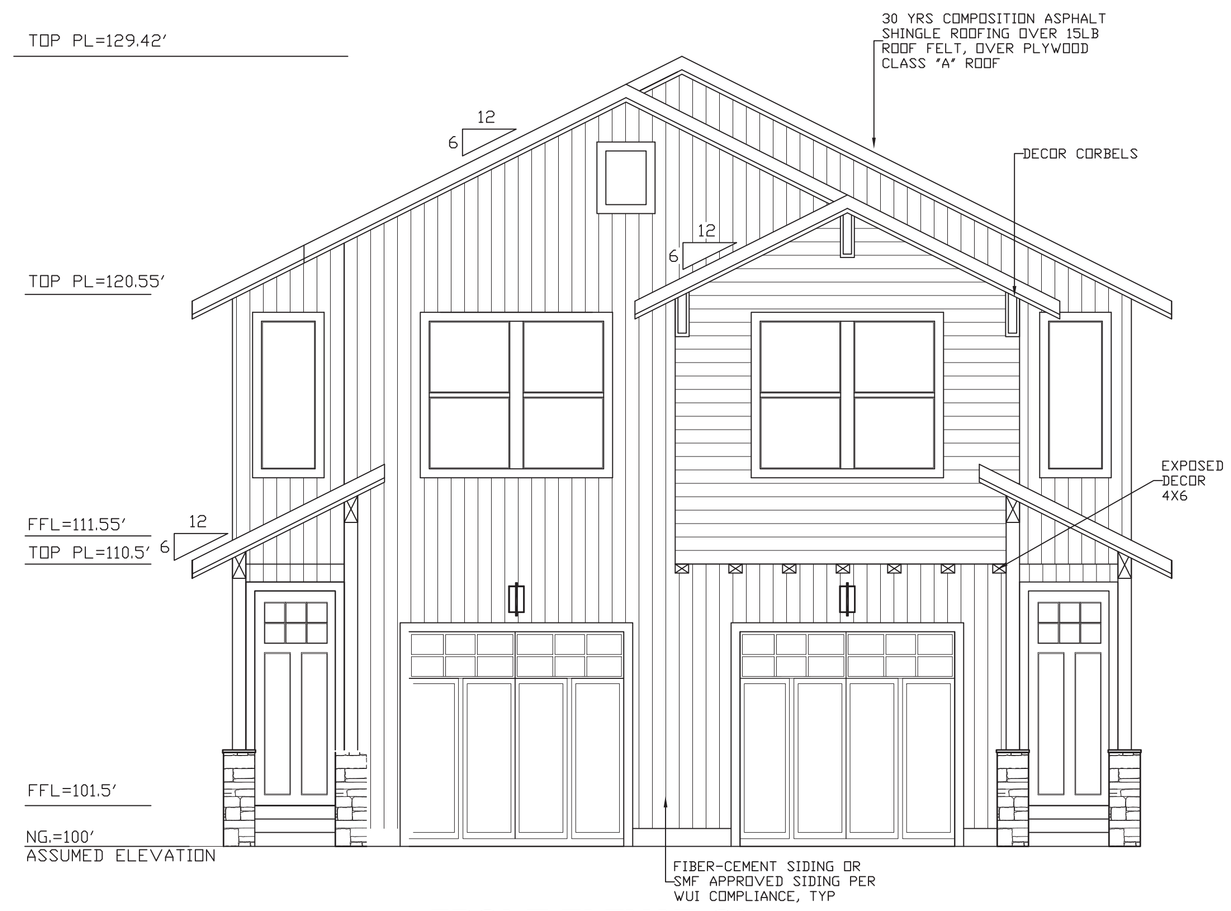
CARMICHAEL, CA
916-215-2845

GUSEV.DASHA@GMAIL.COM

F STREET RESIDENTIAL
1971 F STREET , UNIT C1 & C2
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
FLOOR PLAN

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A4.1
OF	SHEETS

AGENDA ITEM NO. V.C.



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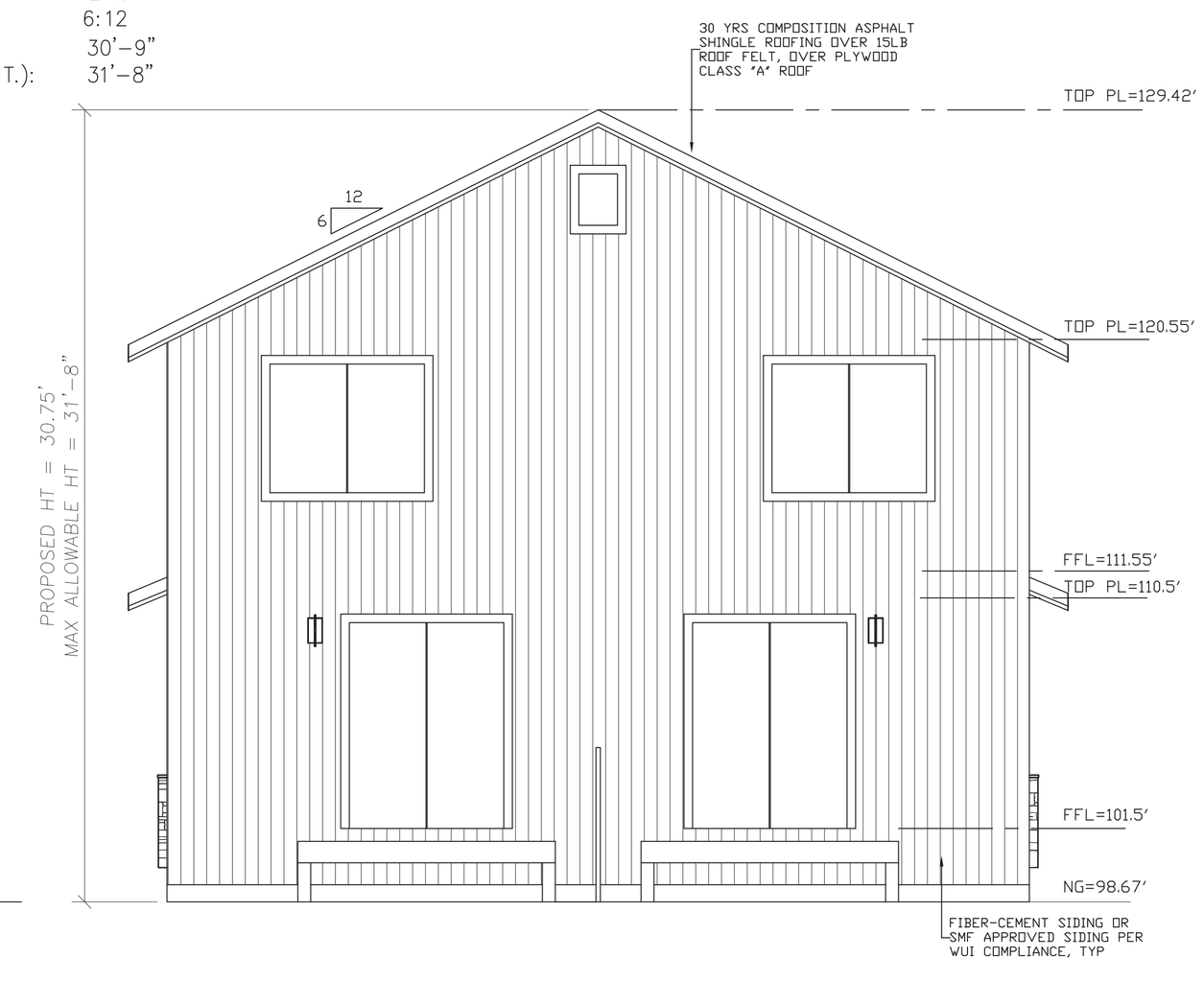

REAR ELEVATION

REVISIONS	BY

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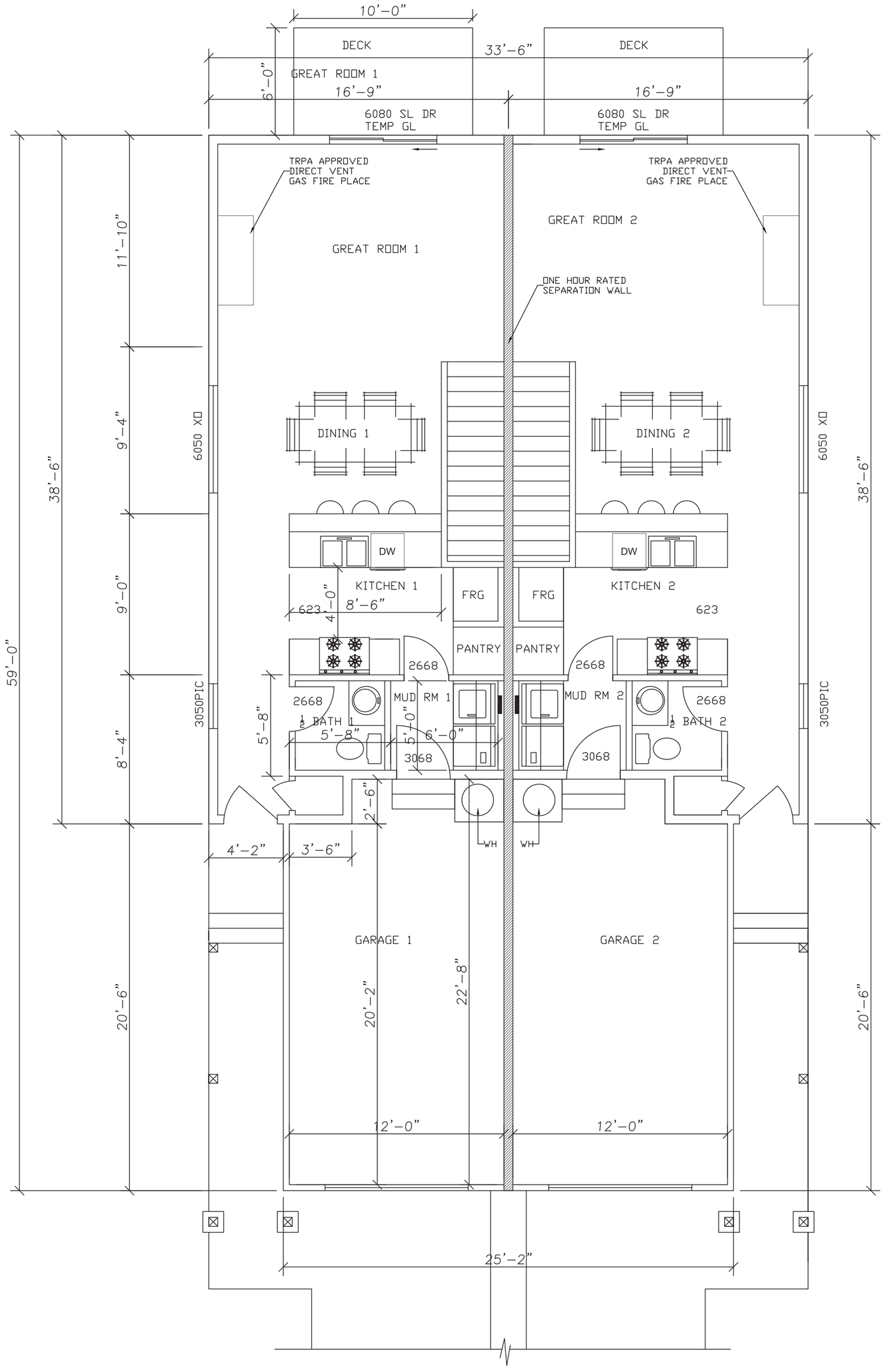
CARMICHAEL, CA
916-215-2845

GUSEV.DASHA@GMAIL.COM

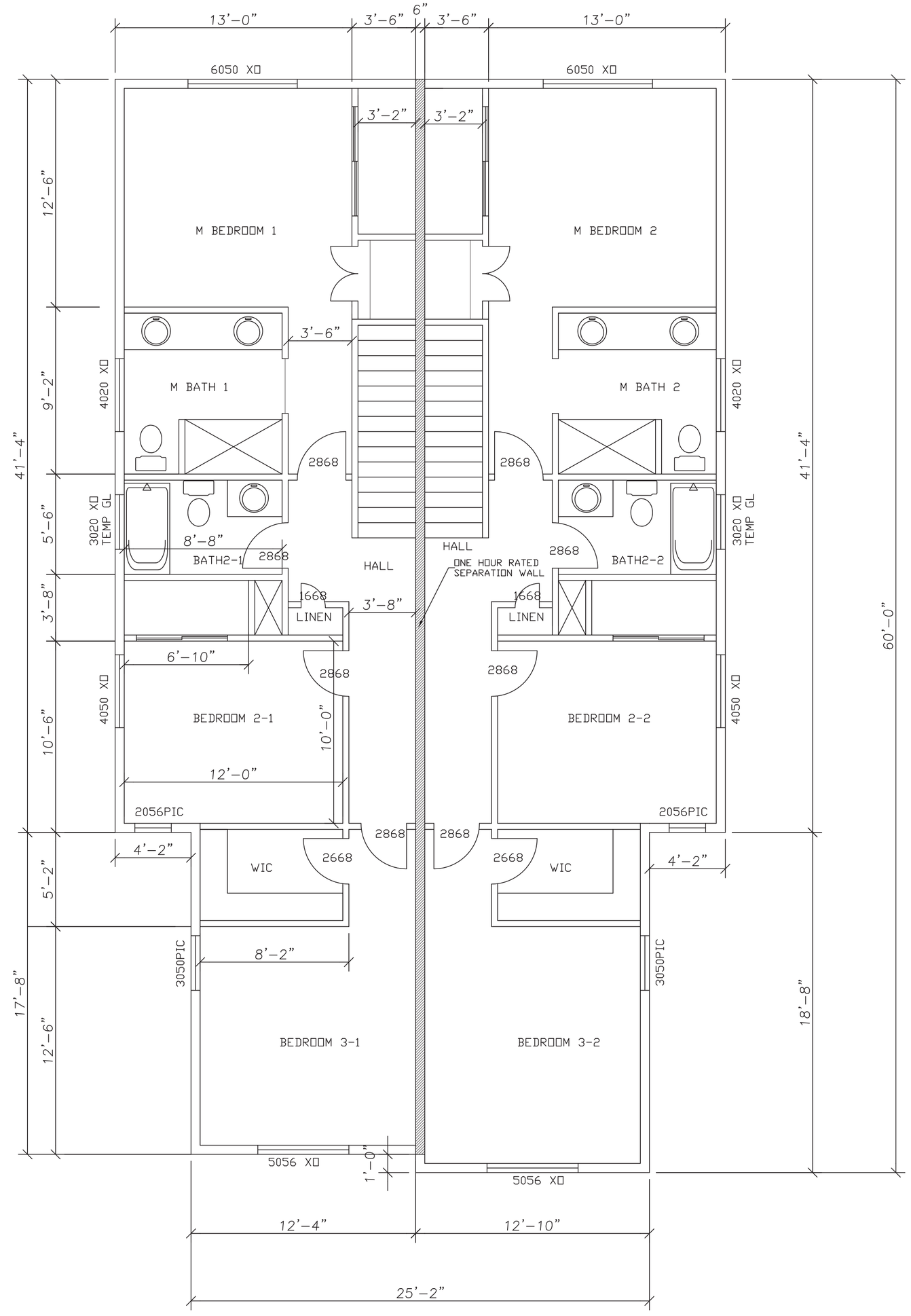
F STREET RESIDENTIAL
1971 F STREET , UNIT C1 & C2
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
ELEVATIONS

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A4.2
OF	SHEETS

AGENDA ITEM NO. V.C.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

REVISIONS	BY

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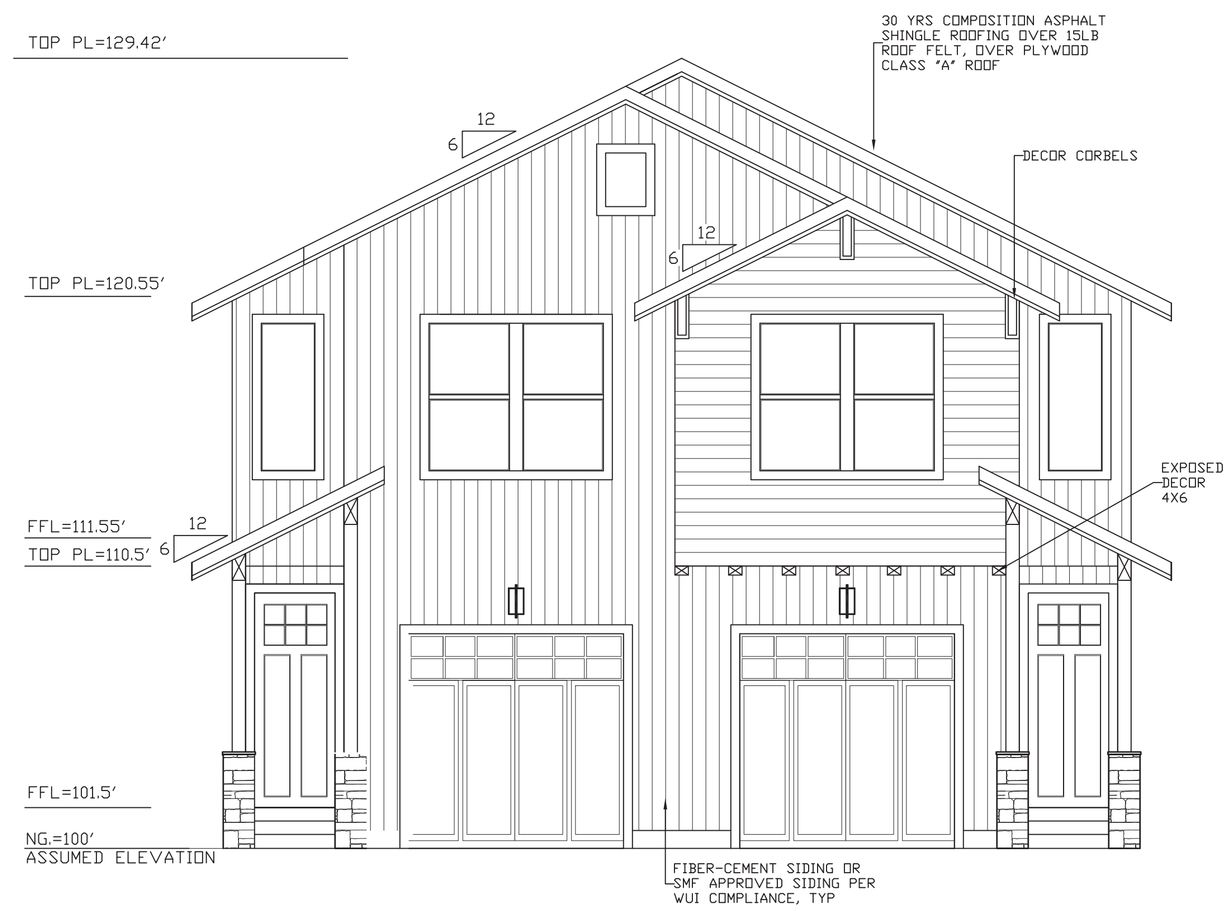
CARMICHAEL, CA
916-215-2845

GUSEV.DASHA@GMAIL.COM

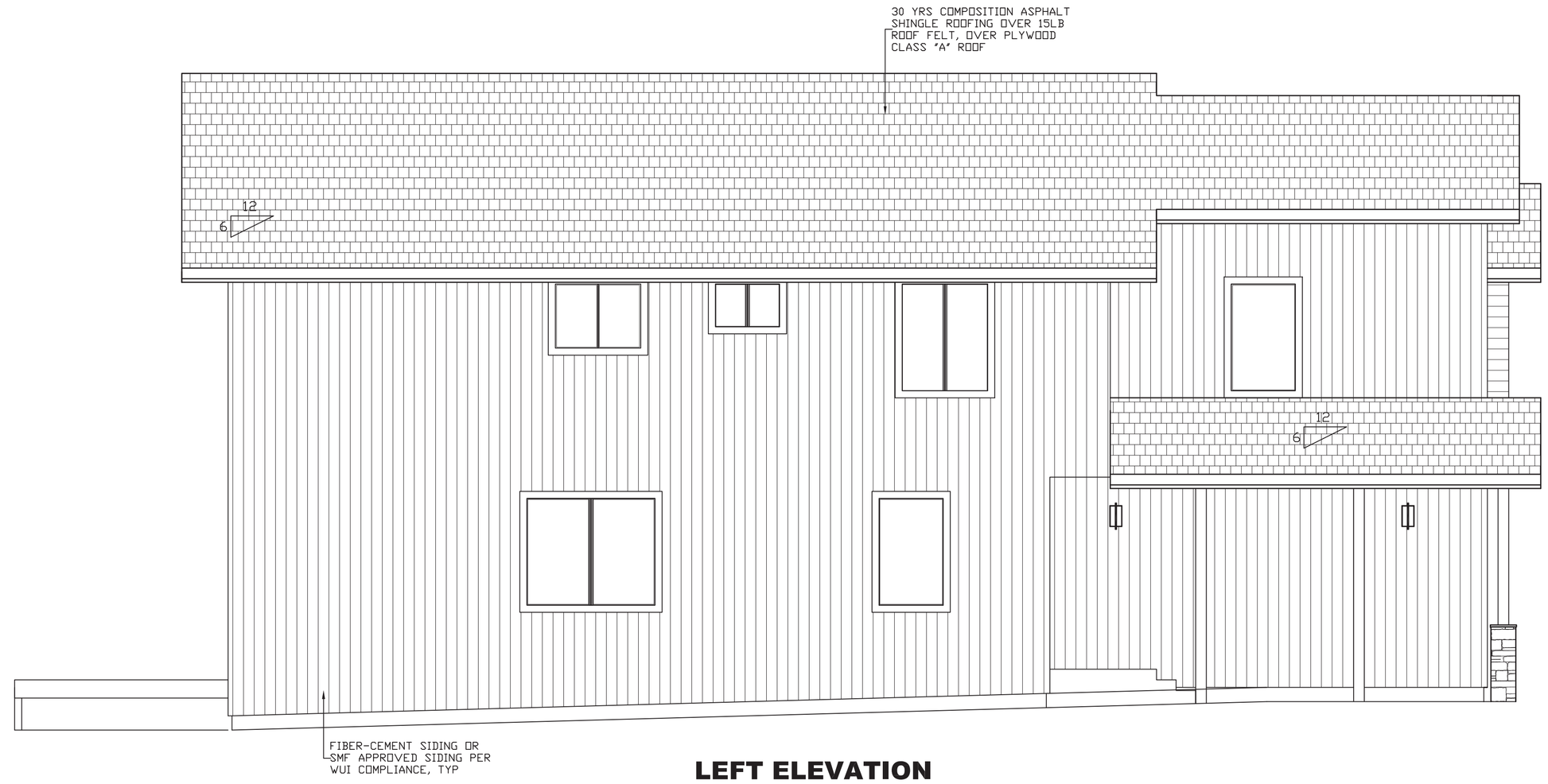
F STREET RESIDENTIAL
1971 F STREET , UNIT D1 & D2
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
FLOOR PLAN

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A5.1
OF	SHEETS

AGENDA ITEM NO. V.C.



FRONT ELEVATION



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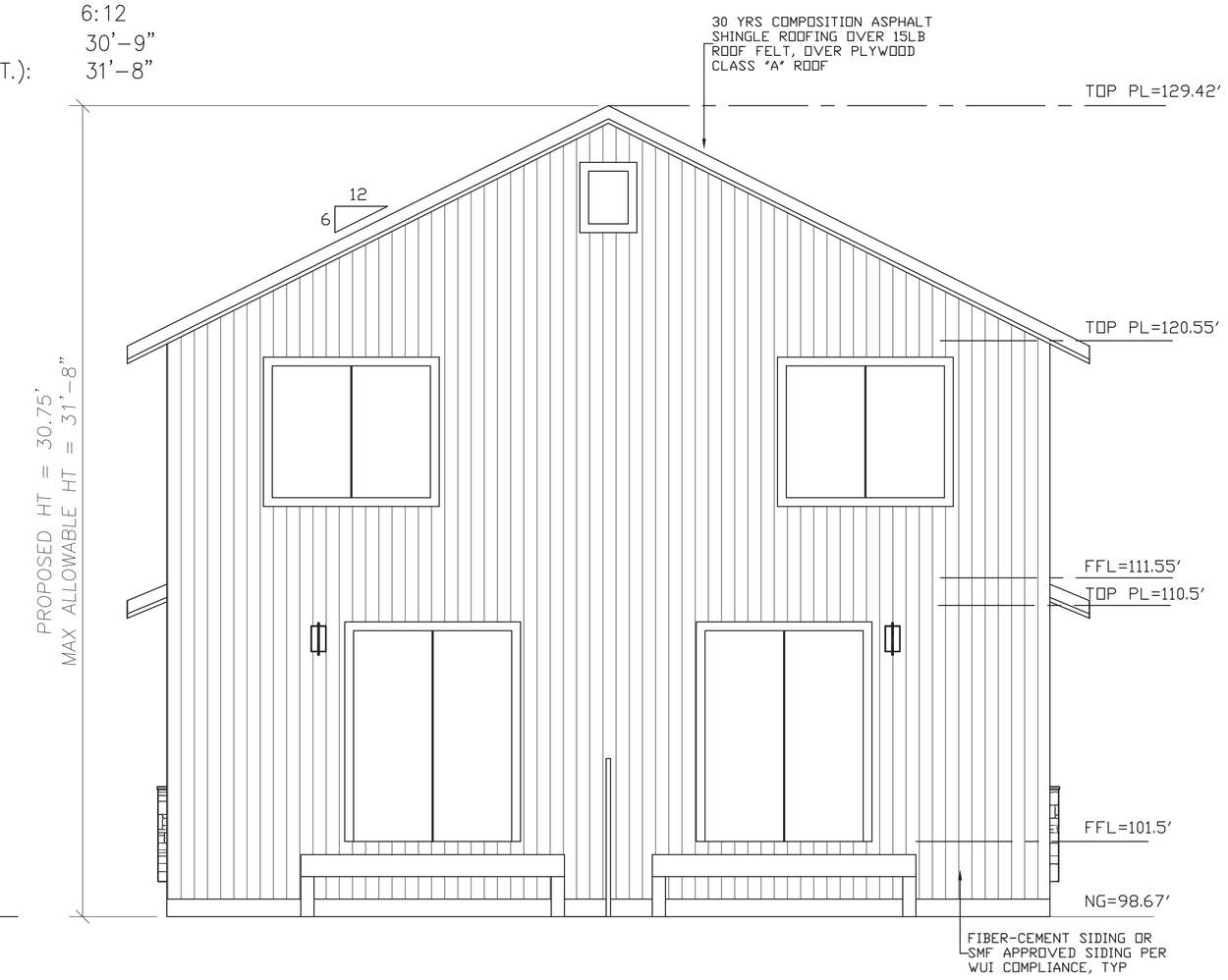


REAR ELEVATION

REVISIONS	BY

DARINA GUSEV
5929 SHIRLEY AVE
CARMICHAEL, CA
916-215-2845

GUSEV.DASHA@GMAIL.COM

F STREET RESIDENTIAL
1971 F STREET , UNIT D1 & D2
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
ELEVATIONS

DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A5.2
OF	SHEETS

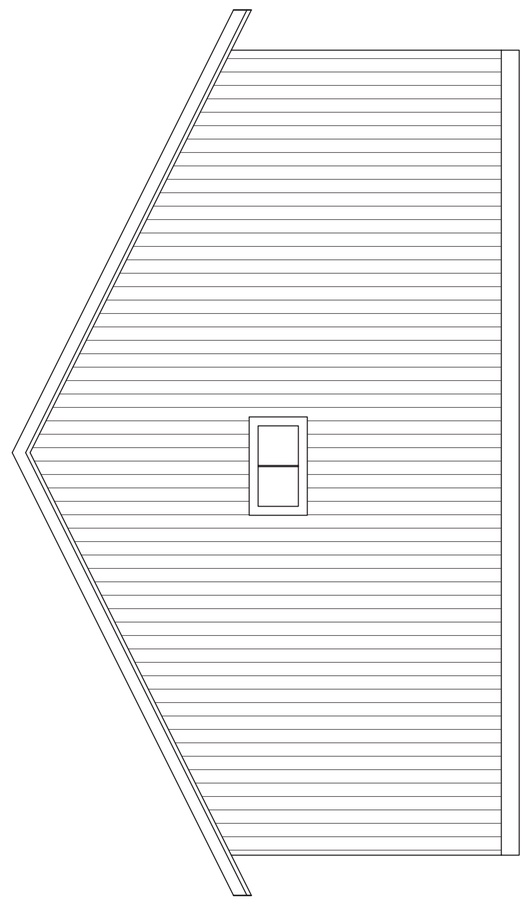
AGENDA ITEM NO. V.C.

F STREET RESIDENTIAL – ADU
1971 F STREET
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
FLOOR PLAN / ELEVATIONS

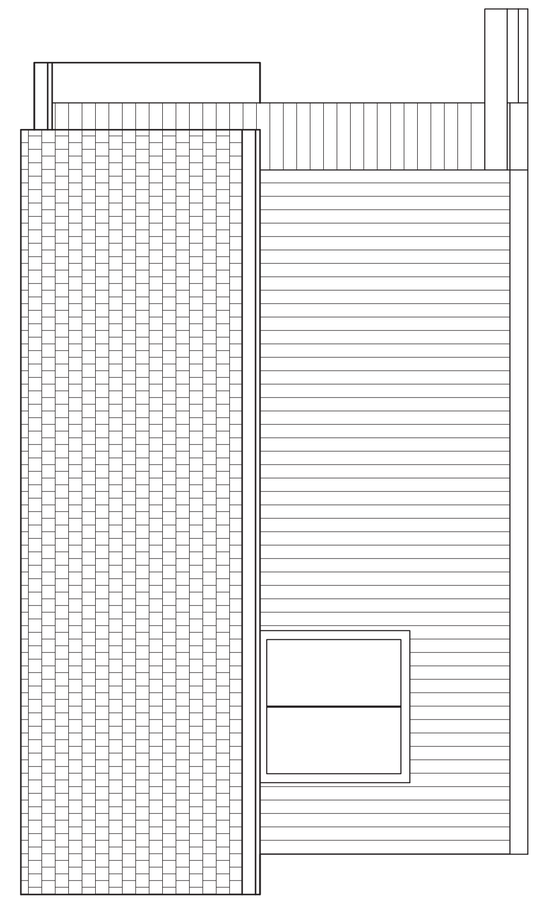
DATE	10.25.2022
SCALE	1/4"=1'
DRAWN	DASHA
JOB NO.	SLT
	A6.1
OF	SHEETS

DARINA GUSEY
5929 SHIRLEY AVE
CARMICHAEL, CA
916-215-2845
GUSEY.DASHA@GMAIL.COM

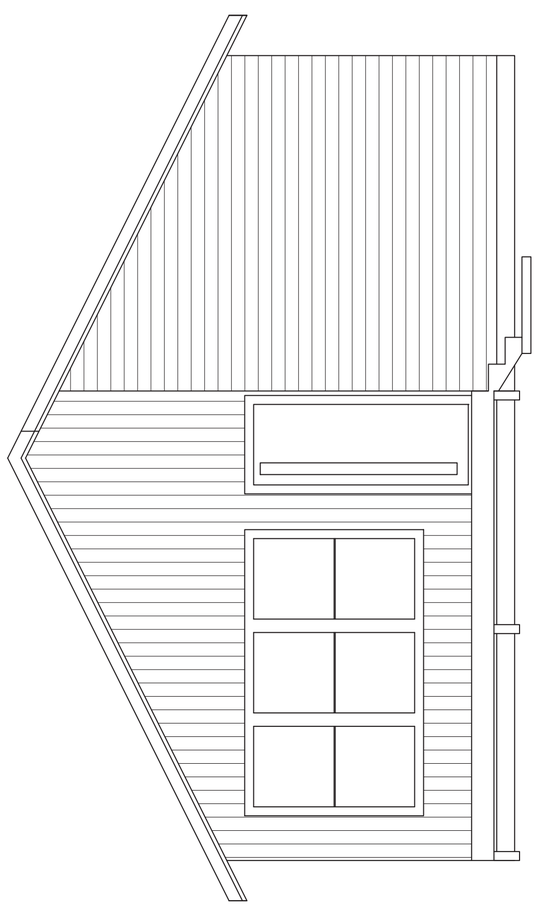
REVISIONS	BY



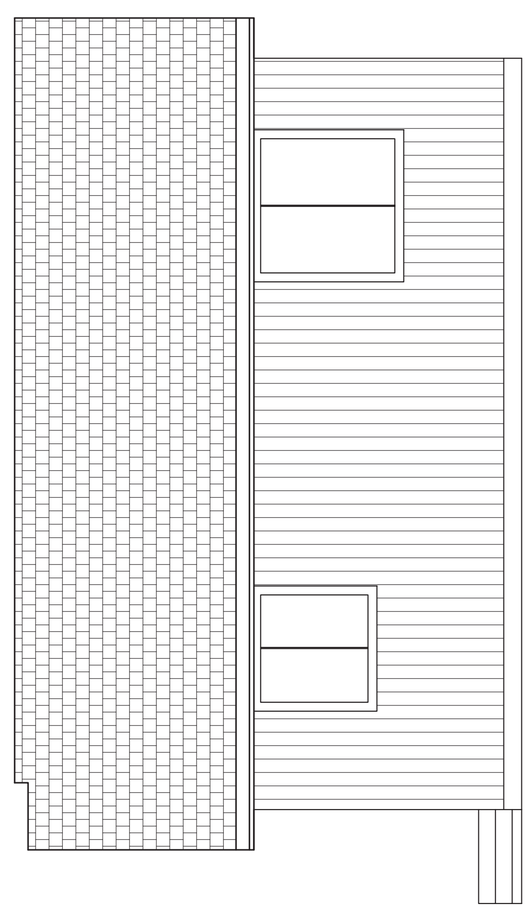
REAR ELEVATION



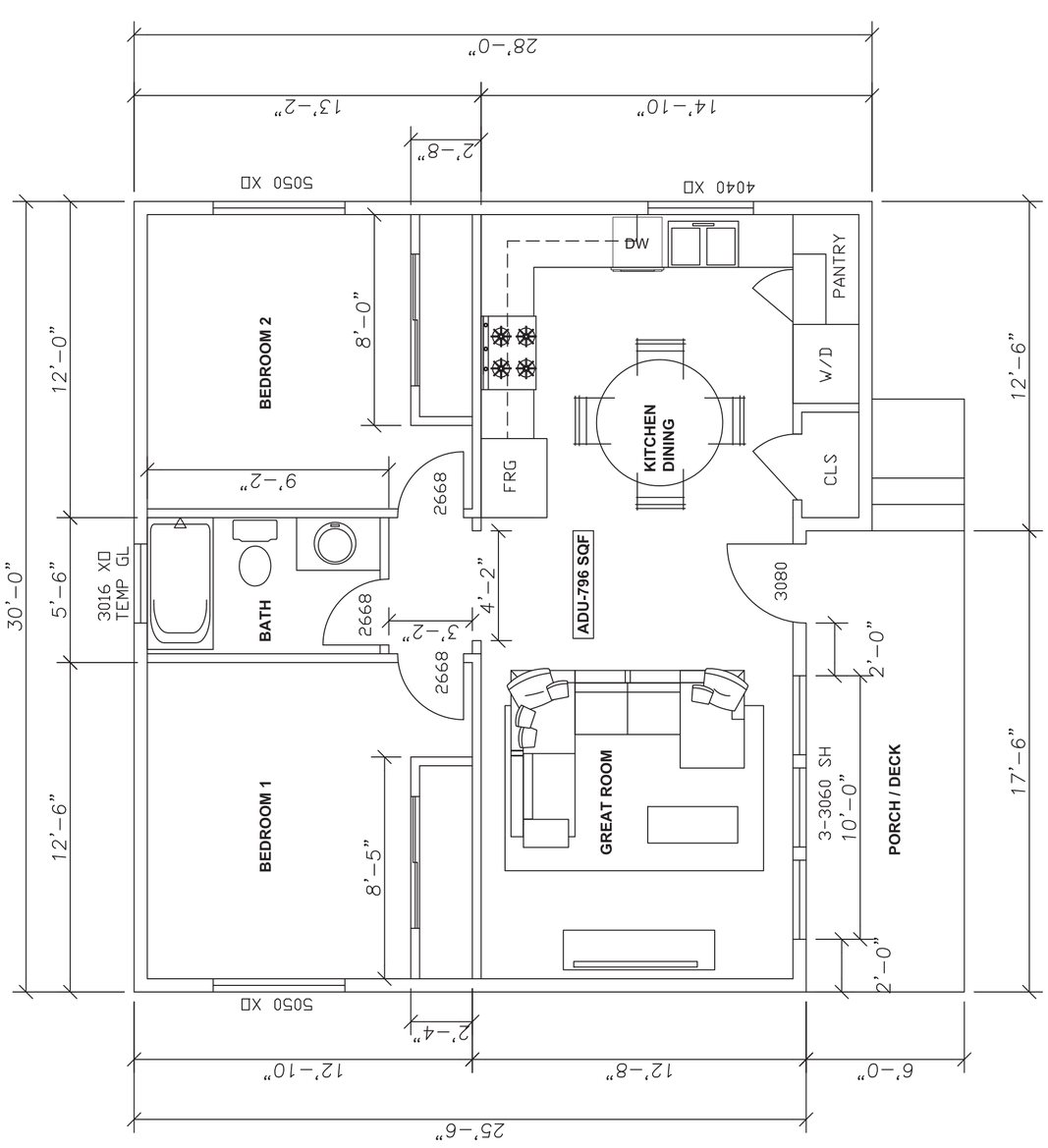
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



FLOOR PLAN

SHRUB

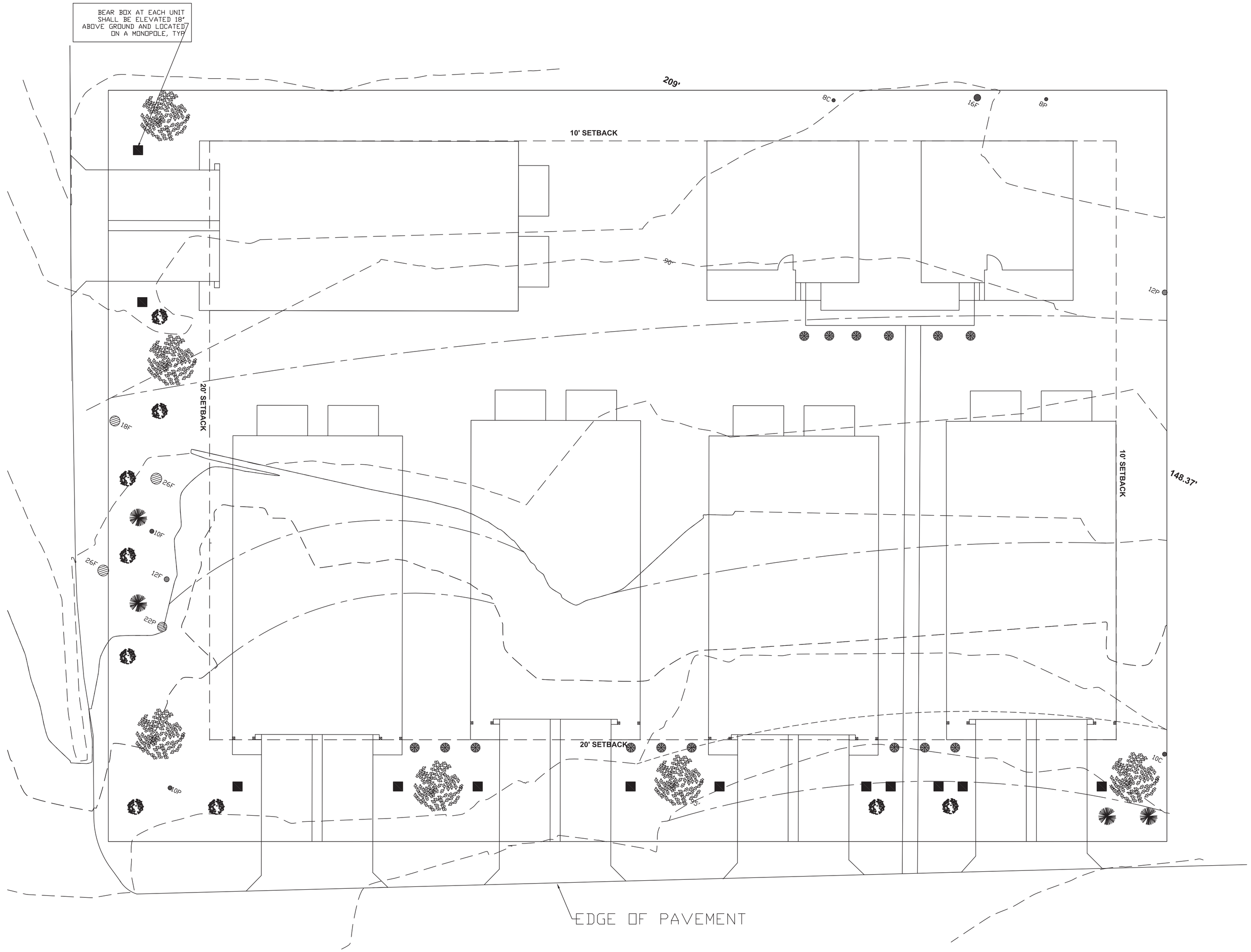
CARYOPTERIS X CLANDONENSIS
BLUE MIST SPIRAEA 5GAL 9

CLEMATIS SECIES
CLEMATIS 3GAL 15

CHAENOMELES SPCIOSA
FLOWERING QUINCE 5GAL 4

TREE

ACER GINNALA
AMUR MAPLE 24"BOX 6



REVISIONS	BY

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916-215-2845

GUSEV.DASHA@GMAIL.COM

F STREET RESIDENTIAL
1971 F STREET
SOUTH LAKE TAHOE, CA 96150
APN# 032-151-009
EROSION CONTROL PLAN

DATE	10.25.2022
SCALE	1"=10'
DRAWN	DASHA
JOB NO.	SLT
	L-1
OF	SHEETS

AGENDA ITEM NO. V.C.

Attachment D

Initial Environmental Checklist

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

INITIAL ENVIRONMENTAL CHECKLIST FOR DETERMINATION OF ENVIRONMENTAL IMPACT

Project Name: F Street Residential

APN/Project Location: 032-151-009

County/City: City of South Lake Tahoe

Project Description:

Teardown single-family dwelling and replace with five duplexes and two detached accessory dwelling units for a total of 12 new residences.

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
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Fax: 775-588-4527
www.trpa.gov

The following questionnaire will be completed by the applicant based on evidence submitted with the application. All "Yes" and "No, With Mitigation" answers will require further written comments. Use the blank boxes to add any additional information and reference the question number and letter. If more space is required for additional information, please attached separate sheets and reference the question number and letter.

For information on the status of TRPA environmental thresholds click on the links to the Threshold Dashboard.

I. Environmental Impacts

1. Land

Current and historic status of soil conservation standards can be found at the links below:

- Impervious Cover
- Stream Environment Zone

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?	○	●	○	○
b. A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	○	●	○	○
c. Unstable soil conditions during or after completion of the proposal?	○	●	○	○
d. Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?	○	●	○	○
e. The continuation of or increase in wind or water erosion of soils, either on or off the site?	○	●	○	○
f. Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?	○	●	○	○
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?	○	●	○	○

Discussion

TAHOE REGIONAL PLANNING AGENCY

Mail
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Stateline, NV 89449-5310

Location
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Fax: 775-588-4527
www.trpa.gov

2. Air Quality

Current and historic status of air quality standards can be found at the links below:

- Carbon Monoxide (CO)
- Nitrate Deposition
- Ozone (O3)
- Regional Visibility
- Respirable and Fine Particulate Matter
- Sub-Regional Visibility

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Substantial air pollutant emissions?	○	●	○	○
b. Deterioration of ambient (existing) air quality?	○	●	○	○
c. The creation of objectionable odors?	○	●	○	○
d. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	○	●	○	○
e. Increased use of diesel fuel?	○	●	○	○

Discussion

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Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
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Fax: 775-588-4527
www.trpa.gov

3. Water Quality

Current and historic status of water quality standards can be found at the links below:

- Aquatic Invasive Species
- Deep Water (Pelagic) Lake Tahoe
- Groundwater
- Nearshore (Littoral) Lake Tahoe
- Other Lakes
- Surface Runoff
- Tributaries
- Load Reductions

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Changes in currents, or the course or direction of water movements?	○	●	○	○
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?	○	●	○	○
c. Alterations to the course or flow of 100-yearflood waters?	○	●	○	○
d. Change in the amount of surface water in any water body?	○	●	○	○
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	○	●	○	○
f. Alteration of the direction or rate of flow of ground water?	○	●	○	○
g. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	○	●	○	○
h. Substantial reduction in the amount of water otherwise available for public water supplies?	○	●	○	○
i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?	○	●	○	○
j. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?	○	●	○	○
k. Is the project located within 600 feet of a drinking water source?	○	●	○	○

Discussion

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www.trpa.gov

4. Vegetation

Current and historic status of vegetation preservation standards can be found at the links below:

- Common Vegetation
- Late Seral/Old Growth Ecosystems
- Sensitive Plants
- Uncommon Plant Communities

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?	○	●	○	○
b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?	○	●	○	○
c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?	○	●	○	○
d. Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora, and aquatic plants)?	○	●	○	○
e. Reduction of the numbers of any unique, rare, or endangered species of plants?	○	●	○	○
f. Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?	○	●	○	○
g. Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?	○	●	○	○
h. A change in the natural functioning of an old growth ecosystem?	○	●	○	○

Discussion

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5. Wildlife

Current and historic status of special interest species standards can be found at the links below:

- Special Interest Species

Current and historic status of the fisheries standards can be found at the links below:

- Instream Flow
- Lake Habitat
- Stream Habitat

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?	○	●	○	○
b. Reduction of the number of any unique, rare or endangered species of animals?	○	●	○	○
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	○	●	○	○
d. Deterioration of existing fish or wildlife habitat quantity or quality?	○	●	○	○

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6. Noise

Current and historic status of the noise standards can be found at the links below:

- Cumulative Noise Events
- Single Noise Events

Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Area Plan, Plan Area Statement, Community Plan or Master Plan?	○	●	○	○
b. Exposure of people to severe noise levels?	○	●	○	○
c. Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?	○	●	○	○
d. The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?	○	●	○	○
e. The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?	○	●	○	○
f. Exposure of existing structures to levels of ground vibration that could result in structural damage?	○	●	○	○

Discussion

7. Light and Glare

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Include new or modified sources of exterior lighting?	○	●	○	○
b. Create new illumination which is more substantial than other lighting, if any, within the surrounding area?	○	●	○	○
c. Cause light from exterior sources to be cast off -site or onto public lands?	○	●	○	○
d. Create new sources of glare through the siting of the improvements or through the use of reflective materials?	○	●	○	○

Discussion

8. Land Use

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Include uses which are not listed as permissible uses in the applicable Area Plan, Plan Area Statement, adopted Community Plan, or Master Plan?	○	●	○	○
b. Expand or intensify an existing non-conforming use?	○	●	○	○

Discussion

9. Natural Resources

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. A substantial increase in the rate of use of any natural resources?	○	●	○	○
b. Substantial depletion of any non-renewable natural resource?	○	●	○	○

Discussion

10. Risk of Upset

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?	○	●	○	○
b. Involve possible interference with an emergency evacuation plan?	○	●	○	○

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11. Population

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Alter the location, distribution, density, or growth rate of the human population planned for the Region?	○	●	○	○
b. Include or result in the temporary or permanent displacement of residents?	○	●	○	○

Discussion

12. Housing

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Affect existing housing, or create a demand for additional housing?				
To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:				
1. Will the proposal decrease the amount of housing in the Tahoe Region?	○	●	○	○
2. Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?	○	●	○	○

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13. Transportation / Circulation

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Generation of 650 or more new average daily Vehicle Miles Travelled?	○	●	○	○
b. Changes to existing parking facilities, or demand for new parking?	○	●	○	○
c. Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?	○	●	○	○
d. Alterations to present patterns of circulation or movement of people and/or goods?	○	●	○	○
e. Alterations to waterborne, rail or air traffic?	○	●	○	○
f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	○	●	○	○

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14. Public Services

Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?:

	Yes	No	No, with mitigation	Data insufficient
a. Fire protection?	○	●	○	○
b. Police protection?	○	●	○	○
c. Schools?	○	●	○	○
d. Parks or other recreational facilities?	○	●	○	○
e. Maintenance of public facilities, including roads?	○	●	○	○
f. Other governmental services?	○	●	○	○

Discussion

15. Energy

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Use of substantial amounts of fuel or energy?	○	●	○	○
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	○	●	○	○

Discussion:

16. Utilities

Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:

	Yes	No	No, with mitigation	Data insufficient
a. Power or natural gas?	○	●	○	○
b. Communication systems?	○	●	○	○
c. Utilize additional water which amount will exceed the maximum permitted capacity of the service provider?	○	●	○	○
d. Utilize additional sewage treatment capacity which amount will exceed the maximum permitted capacity of the sewage treatment provider?	○	●	○	○
e. Storm water drainage?	○	●	○	○
f. Solid waste and disposal?	○	●	○	○

Discussion

17. Human Health

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. Creation of any health hazard or potential health hazard (excluding mental health)?	○	●	○	○
b. Exposure of people to potential health hazards?	○	●	○	○

Discussion

18. Scenic Resources / Community Design

Current and historic status of the scenic resources standards can be found at the links below:

- Built Environment
- Other Areas
- Roadway and Shoreline Units

Will the proposal:

	Yes	No	No, with mitigation	Data insufficient
a. Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?	○	●	○	○
b. Be visible from any public recreation area or TRPA designated bicycle trail?	○	●	○	○
c. Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?	○	●	○	○
d. Be inconsistent with the height and design standards required by the applicable ordinance, Community Plan, or Area Plan?	○	●	○	○
e. Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?	○	●	○	○

Discussion

19. Recreation

Current and historic status of the recreation standards can be found at the links below:

- Fair Share Distribution of Recreation Capacity
- Quality of Recreation Experience and Access to Recreational Opportunities

Will the proposal:	Yes	No	No, with mitigation	Data insufficient
a. Create additional demand for recreation facilities?	○	●	○	○
b. Create additional recreation capacity?	○	●	○	○
c. Have the potential to create conflicts between recreation uses, either existing or proposed?	○	●	○	○
d. Result in a decrease or loss of public access to any lake, waterway, or public lands?	○	●	○	○

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20. Archaeological / Historical

Will the proposal result in:

	Yes	No	No, with mitigation	Data insufficient
a. An alteration of or adverse physical or aesthetic effect to a significant archaeological or historical site, structure, object or building?	○	●	○	○
b. Is the proposed project located on a property with any known cultural, historical, and/or archaeological resources, including resources on TRPA or other regulatory official maps or records?	○	●	○	○
c. Is the property associated with any historically significant events and/or sites or persons?	○	●	○	○
d. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	○	●	○	○
e. Will the proposal restrict historic or pre-historic religious or sacred uses within the potential impact area?	○	●	○	○

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21. Findings of Significance

	Yes	No	No, with mitigation	Data insufficient
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California or Nevada history or prehistory?	○	●	○	○
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	○	●	○	○
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environmental is significant?)	○	●	○	○
d. Does the project have environmental impacts which will cause substantial adverse effects on human being, either directly or indirectly?	○	●	○	○

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DECLARATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature:

Karin Hoida	at Washoe County	11/20/22
Person preparing application	County	Date

Applicant Written Comments: (Attach additional sheets if necessary)

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Determination:

On the basis of this evaluation:

a.	The proposed project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with TRPA's Rules of Procedure	☐ YES	☐ NO
b.	The proposed project could have a significant effect on the environment, but due to the listed mitigation measures which have been added to the project, could have no significant effect on the environment and a mitigated finding of no significant effect shall be prepared in accordance with TRPA's Rules and Procedures.	☐ YES	☐ NO
c.	The proposed project may have a significant effect on the environment and an environmental impact statement shall be prepared in accordance with this chapter and TRPA's Rules of Procedures.	☐ YES	☐ NO

Date _____

_____
Signature of Evaluator

_____
Title of Evaluator

Attachment E

Article V(g) Checklist

PROJECT REVIEW CONFORMANCE CHECKLIST & V (g) FINDINGS

(RESIDENTIAL)

Project Name: Kaleta Multi-Family Residential and ADU Project

Project Type: Residential

APN / Project Number: APN 032-151-009/ERSP2022-1999

Project Review Planner: Brandy McMahon Date of Review: 1/27/2023

NOTE: if the answer to question b. on any of the following questions is *no*, please provide a written justification on a separate sheet for making the findings required in subsections 4.4.1 and 4.4.2 of the code. If the answer to question b. is yes or if no answer is required, this checklist shall serve as justifications for making said findings. Any positive impacts of the project on the thresholds that have not been addressed in these questions should also be noted.

CATEGORY: AIR QUALITY

THRESHOLD: CARBON MONOXIDE (CO) INDICATOR: (CO) 8-hr. avg. Stateline CA station

1.	a.	Does the project generate new vehicle trips?	Y ☒	N ☐
	b.	If yes, is the project consistent with Subsection 65.2.4.B.1?	Y ☒	N ☐
2.	a.	Does the project create new points of vehicular access?	Y ☒	N ☐
	b.	If yes, is the project consistent with Subsection 34.3.2?	Y ☒	N ☐
3.	a.	Does the project include combustion appliances?	Y ☒	N ☐
	b.	If yes, is the project consistent with Subsection 65.1.4?	Y ☒	N ☐
4.	a.	Does the project include a new stationary source of CO?	Y ☐	N ☒
	b.	If yes, is the project consistent with Subsection 65.1.6?	Y ☐	N ☐

THRESHOLD: OZONE INDICATOR: Ozone, 1-hr. avg. Lk. Tahoe Blvd station

1.	a.	Does the project increase regional VMT?	Y ☒	N ☐
	b.	If yes, is the project consistent with Subsection 65.2.4?	Y ☒	N ☐
2.	a.	Does the project include new gas/oil space/water heaters?	Y ☒	N ☐
	b.	If yes, is the project consistent with Subsection 65.1.4?	Y ☒	N ☐
3.	a.	Does the project include a new stationary source of NO^2?	Y ☐	N ☒
	b.	If yes, is the project consistent with Subsection 65.1.6?	Y ☐	N ☐

THRESHOLD: PARTICULATE MATTER INDICATOR: Part. Matter, 24-hr. avg. Lk. Tahoe Blvd station

1.	a.	Does the project increase airborne dust emissions?	Y ☒	N ☐
	b.	If yes, is the project consistent with Subsection 60.4.3?	Y ☒	N ☐
2.	a.	Does the project include a new stationary source of particulate matter?	Y ☐	N ☒
	b.	If yes, is the project consistent with Subsection 65.1.6?	Y ☐	N ☐

3. a. Refer to question 1, Ozone, above.

THRESHOLD: VISIBILITY INDICATOR: miles of visibility, veg and subregional path

1. a. Refer to questions 1-3, Particulate Matter, above.

THRESHOLD: TRAFFIC VOLUME INDICATOR: traffic volume, US 50 at Park Ave.
US 50 CORRIDOR, WINTER, 4pm-12am Jan.-Mar. avg., 4pm-12am

1. a. Refer to question 1, CO, above.

THRESHOLD: NO^2 EMISSIONS INDICATOR: VMT

1. a. Refer to questions 1-2, VMT, below.

THRESHOLD: WOOD SMOKE INDICATOR: number of wood heaters

1. a. Does the project include any new wood heaters? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 65.1.4.B? Y ☐ N ☐

THRESHOLD: VMT INDICATOR: changes in number of trips and avg. trip length

1. a. Does the project increase average trip length? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 65.2.4.B? Y ☐ N ☐

2. a. refer to question 1, CO, above.

CATEGORY: WATER QUALITY

THRESHOLD: TURBIDITY INDICATOR: turbidity of indicator stations

1. a. Does the project increase impervious coverage or create permanent soil disturbance? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 60.2.3? Y ☒ N ☐

2. a. Does the project create temporary soil disturbance? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 60.4.3? Y ☒ N ☐

3. a. Does the project require the use of fertilizer? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 60.1.8? Y ☐ N ☐

4. a. Does the project include domestic wastewater discharge to the surface or groundwater? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 60.1.3.B? Y ☐ N ☐

5. a. Does the project disturb or encroach on an existing SEZ? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 30.5? Y ☐ N ☐

THRESHOLD: CLARITY, WINTER (IN LAKE)
INDICATOR: secch depth, Dec.-Mar. avg. TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: PHYTOPLANKTON PRIMARY PRODUCTIVITY (IN LAKE)
INDICATOR: phyto, primary productivity, ann. Avg., TRG index station

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: DIN LOAD, SURFACE RUNOFF
INDICATOR: DIN x discharge, tributary network annual total 1

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN LOAD, GROUNDWATER
INDICATOR: DIN x discharge, grndwtr. Network, annual total

1. a. Refer to questions 2 & 3, turbidity, above.

THRESHOLD: DIN LOAD, ATMOSPHERIC
INDICATOR: NO3 + HNO, annual avg. Lake Tahoe Blvd station

1. a. Refer to question 4, turbidity, above.

THRESHOLD: NUTRIENT LOADS, GENERAL INDICATOR: sol. P x discharge sol. Fe x

1. a. Refer to questions 1-5, turbidity, above.

THRESHOLD: TOTAL N, P, Fe, (trib.) CA ONLY INDICATOR: single reading, tributary network

1. a. Refer to questions 1, 2, 3, and 5, turbidity, above.

THRESHOLD: DIN; SOL, P, Fe, SS (trib.) NV ONLY INDICATOR: single reading tributary network

1. a. Refer to questions 1, 2, 3 and 5, turbidity, above.

THRESHOLD: DIN, SOL, P, Fe, SS, GREASE/OIL DISCHARGED TO SURFACE WATER FROM RUNOFF INDICATOR: single reading runoff sites

1. a. Does the project route impervious surface runoff directly into Lake Tahoe or a major tributary? Y ☐ N ☒
   b. If yes, is the discharge structure consistent with BMP handbook? Y ☐ N ☐

2. a. Does the project create large impervious areas (e.g. parking lots) which may serve as a source of airborne pollutants, grease or oil? Y ☐ N ☒
   b. If yes, is the project consistent with Subsections 60.4.3, 60.4.6 and 60.4.9? Y ☐ N ☐

THRESHOLD: TOTAL N, TOTAL P, TOTAL Fe TURBIDITY, GREASE/OIL DISCHARGE TO GRDWTR FROM RUNOFF INDICATOR: single reading runoff site

1. a. Does the project include infiltration devices to infiltrate impervious surface runoff directly underground? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 60.4.6? Y ☒ N ☐

CATEGORY: SOIL CONSERVATION

THESHOLD: IMPERVIOUS COVERAGE — INDICATOR: area or coverage

1. a. Does the project include new or relocated coverage? Y ☒ N ☐
   b. If yes, is the project consistent with Subsection 30.4, 30.5 and 30.6? Y ☒ N ☐

THRESHOLD: NATURALLY-FUNCTIONING SEZ — INDICATOR: area of SEZ

1. a. Does the project disturb or encroach on a naturally-functioning SEZ? Y ☐ N ☒
   b. If yes, is the project consistent with Subsection 30.5? Y ☐ N ☐

CATEGORY: VEGETATION

THRESHOLD: PLANT & STRUCTURAL DIVERSITY — INDICATOR: plant & structural diversity

1. a. Does the project create a change in diversity? Y ☐ N ☒
   b. If yes, does the project include vegetation management techniques to increase diversity (reveg., thinning)? Y ☐ N ☐

THRESHOLD: MEADOW & RIPARIAN VEGETATION — INDICATOR: area of meadow & riparian veg.

1. a. Refer to question 5, turbidity, above.

THRESHOLD: DECIDUOUS RIPARIAN VEGETATION — INDICATOR: area of riparian vegetation

1. a. Refer to question 5, turbidity, above.

THRESHOLD: SHRUB ASSOCIATION — INDICATOR: area of shrub association

1. a. Does the project create an increase in the areal extent of the shrub association? Y ☐ N ☒
   b. If yes, has the additional area been calculated, and a determination been made that the total area is less than or equal to 25%? Y ☐ N ☐

THRESHOLD: YELLOW PINE ASSOCIATION (not mature) — INDICATOR: area of yellow pine assoc.

1. a. Does the project create a change in the areal extent of the immature yellow pine association? Y ☐ N ☒
   b. If yes, has the additional area been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y ☐ N ☐

THRESHOLD: RED FIR ASSOCIATION — INDICATOR: area of red fir assoc.

1. a. Does the project create a change in the areal extent of the immature red fir association? Y ☐ N ☒
   b. If yes, has the additional are been calculated, and a determination made that the total area in the Region is between 15 and 25%? Y ☐ N ☐

THRESHOLD: FOREST OPENINGS — INDICATOR: size and location of forest openings

1. a. Does the project create new forest openings? Y ☐ N ☒
   b. If yes, is the new opening less than 8 acres? Y ☐ N ☐

2. a. Does the project create new forest openings adjacent to other openings? Y ☐ N ☒
   b. If yes, are the resultant adjacent openings not of the same relative age class or successional stage? Y ☐ N ☐

THRESHOLD: UNCOMMON PLANT COMMUNITITES INDICATOR: habitat sites

1. a. Will the project impact the habitats for the deepwater sphagnum bog, Osgood Swamp, or the Freel Peak Cushing Plant Community? Y ☐ N ☒
   b. If yes, have modifications been included in the project to protect these plant communities? Y ☐ N ☐

THRESHOLD: SENSITIVE VEGETATION INDICATOR: number of habitat sites

1. a. Will the project impact the habitats of the Carex paucifructus, the Lewis pyomaea longipetala, the Draba asterophora v., or the Rorippa subumbellata? Y ☐ N ☒
   b. If yes, have modifications been included in the project to protect these plant communities? Y ☐ N ☐

CATEGORY: WILDLIFE

THRESHOLD: SPECIAL INTEREST SPECIES INDICATOR: number of habitat sites

1. a. Will the project result in the loss, modification or increased disturbance of habitat site for goshawk, osprey, bald eagle, (winter and nesting), golden eagle, peregrine falcon, waterfowl, or deer, as mapped on official TRPA maps? Y ☐ N ☒
   b. If yes, have modifications been included in the project to protect these habitat sites? Y ☐ N ☐

CATEGORY: FISHERIES

THRESHOLD: EXCELLENT STREAM HABITAT INDICATOR: sites of excellent stream habitat

1. a. Does the project include stream channelization, stream dredging, removal of rock or gravel from a stream , culverts, bridges, or water diversions affecting a stream identified as fish habitat? Y ☐ N ☒
   b. If yes, have modifications been included in the project to offset impacts on stream habitat and contribute to the upgrading of stream habitat? Y ☐ N ☐

2. a. Will the project result in siltation, urban runoff, snow disposal, or litter that may affect water quality in a stream identified as fish habitat? Y ☐ N ☒
   b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y ☐ N ☐

THRESHOLD: GOOD STREAM HABITAT INDICATOR: miles of good stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: MARGIANL STREAM HABITAT INDICATOR: miles of marginal stream habitat

1. a. Refer to questions 1 and 2, above.

THRESHOLD: INSTREAM FLOWS — INDICATOR: increase flows

1. a. Does the project include new water diversions? Y ☐ N ☒
   b. If yes, is there evidence in the record to indicate that flows will remain within adopted TRPA standards or, in the absence of adopted standards, that flows will not be diminished? Y ☐ N ☐

2. a. Does the project include new coverage or disturbance that could contribute to uncontrolled runoff reaching a stream identified as fish habitat? Y ☐ N ☒
   b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y ☐ N ☐

3. a. Refer to question 5, turbidity, above.

THRESHOLD: LAKE HABITAT — INDICATOR: area of excellent habitat

1. a. Does the project include development in the shorezone, removal of rock or gravel from the lake, or removal of vegetation in the shorezone? Y ☐ N ☒
   b. If yes, is the project consistent with Chapters 80-86? Y ☐ N ☐

2. a. Does the project increase the potential for siltation, runoff, or erosion entering Lake Tahoe? Y ☐ N ☒
   b. If yes, is the project consistent with Subsections 60.4.3 and 60.4.6? Y ☐ N ☐

CATEGORY: NOISE

THRESHOLD: COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) — INDICATOR: dBA, CNEL

1. a. Does the project involve the creation of a new or relocated land use? Y ☐ N ☒
   b. If yes, is the project consistent with the applicable plan area statement? Y ☐ N ☐

2. a. Is the project located within a transportation corridor as mapped on TRPA maps? Y ☐ N ☒
   b. If yes, does the project include components to reduce the transmission of noise from the corridor, in accordance with the TRPA Design Review Guidelines? Y ☐ N ☐

CATEGORY: SCENIC RESOURCES

THRESHOLD: ROADWAY AND SHORELINE RATINGS — INDICATOR: ratings

1. a. Is the project located within, or visible from, a roadway or shoreline unit targeted for scenic upgrading? Y ☒ N ☐
   b. If yes, is the project consistent with the TRPA Scenic Quality Implementation Program (SQUIP)? Y ☒ N ☐

2. a. Is the project located within, or visible from, a roadway or shoreline unit not targeted for scenic upgrading? Y ☐ N ☒
   b. If yes, is there evidence in the record that the project will not cause a significant decrease in scenic quality, and is the project consistent with the TRPA Design Review Guidelines? Y ☐ N ☐

CATEGORY: RECREATION

THRESHOLD: PRESERVE AND ENHANCE THE HIGH QUALITY RECREATION EXPERIENCE

INDICATOR: dispersed rec. capacity

1. a. Is the project located in a conservation or recreation plan area? Y ☐ N ☒
   b. If yes, is the project consistent with the applicable plan area statement? Y ☐ N ☐

CATEGORY: CODE/RULES OF PROCEDURE REQUIREMENTS

1. Does the project require Governing Board Review (Chapter 2)? Y ☐ N ☒

5. Does the project require notice to adjacent property owners (Art. XII Rules of Procedure)? Y ☒ N ☐

6. Is the project consistent with the following:

Chapter 2	(Project Review)	N/A	☐	Y ☒	N ☐
Chapter 6	(Tracking-Data Sheets/Log Book)	N/A	☐	Y ☒	N ☐
Chapter 21	(Permissible Uses)	N/A	☐	Y ☒	N ☐
Chapter 22	(Temporary Uses)	N/A	☐	Y ☒	N ☐
Chapter 30	(Coverage)	N/A	☐	Y ☒	N ☐
Chapter 31	(Density)	N/A	☐	Y ☒	N ☐
Chapter 32	(Basic Service)	N/A	☐	Y ☐	N ☐
Chapter 33.3	(Grading)	N/A	☐	Y ☒	N ☐
Chapter 33.4	(Special Reports)	N/A	☒	Y ☐	N ☐
Chapter 33.5	(Construction Schedule)	N/A	☐	Y ☒	N ☐
Chapter 33.6	(Vegetation Protection)	N/A	☐	Y ☒	N ☐
Chapter 34	(Driveways)	N/A	☐	Y ☒	N ☐
Chapter 34	(Parking)	N/A	☐	Y ☒	N ☐
Chapter 35	(Natural Hazards-Floodplain)	N/A	☒	Y ☐	N ☐
Chapter 36	(Design Standards)	N/A	☐	Y ☒	N ☐
Chapter 37	(Height)	N/A	☐	Y ☒	N ☐
Chapter 38	(Signs)	N/A	☒	Y ☐	N ☐
Chapter 50	(Allocations)	N/A	☒	Y ☐	N ☐
Chapter 51	(Transfers)	N/A	☐	Y ☒	N ☐
Chapter 52	(Bonus Units-MFD only)	N/A	☒	Y ☐	N ☐
Chapter 53	(IPES)	N/A	☒	Y ☐	N ☐
Chapter 60	(BMP's)	N/A	☐	Y ☒	N ☐
Chapter 60.1	(Water Quality)	N/A	☐	Y ☒	N ☐
Chapter 60.2	(Water Quality Mitigation)	N/A	☐	Y ☒	N ☐
Chapter 61.1	(Tree Removal)	N/A	☐	Y ☒	N ☐
Chapter 61.3.6	(Sensitive Plants/Fire Hazard)	N/A	☐	Y ☒	N ☐
Chapter 61.4	(Revegetation)	N/A	☐	Y ☒	N ☐
Chapter 62	(Wildlife)	N/A	☐	Y ☒	N ☐
Chapter 63	(Fish)	N/A	☒	Y ☐	N ☐
Chapter 65.1	(Air Quality)	N/A	☐	Y ☒	N ☐
Chapter 65.2	(Traffic/Air Quality Mitigation)	N/A	☐	Y ☒	N ☐
Chapter 67	(Historic Resource)	N/A	☐	Y ☒	N ☐

Attachment F

City of South Lake Tahoe Comments

Brandy McMahon

From: Madison Dederick <mdederick@Cityofslt.us>
Sent: Tuesday, February 7, 2023 3:30 PM
To: Brandy McMahon
Subject: 1971 F Street Review

Hi Brandy –

1971 F Street is currently going through ministerial review at the City. I have provided here the City's corrections for the duplexes and the ADUs.

Duplex Corrections:

Please add the following note to the plans: All structure utility elements such as electrical cabinet doors, louvers and grills, blind hidden doors, vents, caps, covers, lids, clips, conduits, electrical junction and/or switch boxes, brackets, fan shrouds, and metal flashings shall be colored to match adjacent material color or be black or dark green.
Please add the following note to the plans: All visible structural concrete, concrete masonry unit foundations and/or visible footings which exceed six inches from grade, shall be colored to match the color of the immediately adjacent structure element.
Please add the following note to the plans: All roof-mounted mechanical and electrical equipment, excluding solar panels, shall not be visible. Rooftop fencing, screens or other visual barriers that are applied to sloped roof for primary functional purpose of screening mechanical equipment shall not be allowed.
Project was reviewed under the Tahoe Rustic/Historic Architecture Style per CSLTCC Section 6.85.040(E)(4). At resubmittal please identify the Architectural Style on the Plan Set. The following corrections are standards that are not met in the current plan set.
Eaves shall be a minimum 36 inches and maximum 48 inches in horizontal length from the building facade to the edge. Please include/demonstrate this on the plan set.
Roof fascia shall be a maximum 7.5 inches on the main roof. Please include/demonstrate this on the plan set.
Roof beams shall be exposed larger dimensional wood timber beams or logs. Current design not visually sufficient.

Dormers are permitted with roof slope to match main feature roof slope. When included, dormers shall be 20 to 30 percent of main roof area. Provide documentation on the plan set that is criteria is met.
Appendages to the primary structure must have either a closed/walled or open shed roof that is 50 to 70 percent less slope than the slope pitch of the main roof. Provide documentation on the plan set that is criteria is met.
A minimum 24-inch projection from the primary facade is required. Provide documentation on the plan set that is criteria is met.
Wall Finish and Materials: -Please specify that all finishes of exterior structure materials shall have low gloss (matte) or very low light reflectivity (nongloss). - Demonstrate that stone shall be a minimum size of six inches in two dimensions and can include large-scale field stone. And demonstrate coverage shall between 10 and 20 percent of total wall area located in minimum of one and maximum of three areas. -Provide stone specs demonstrating it meets the natural unquarried or broken quarried shape requirement. (ledger, river rock, or crafted shapes are prohibited). Stone shall be installed in an irregular pattern with minimal or deep-raked grout joints. - Wall finish should be wood appearance (with a maximum visual texture), thick edge lap siding, board-on-board, board on batten, or half-round logs or wood shingles in fish scale or square butt pattern. Patterns and materials shall not change between the ground floor wall and upper floor walls. Please revise accordingly.
Wall color shall be an approved TRPA shades of medium green or brown in the Munsell color chart. Proposed charcoal color is not an allowed wall color.
Provide window details that demonstrate maximum glazing area of 1.5 by 1.5 feet without additional mullions, that aspect ratio of all window dimensions shall be at least 1:1.5 (all windows shall be rectangular), and that window trim match's the color of the window and is not larger than 3.5 inches wide.
Minimum primary building facade window to wall area ratio shall be a minimum of 20 percent and maximum 35 percent. Building ends and rear facade window to wall area ratio shall be a minimum of 15 percent and maximum of 20 percent. Glass doors (sliding or swing) shall be included with windows for the determination of the window to wall ratio calculation. Provide documentation on the plan set that is criteria is met.

Provide garage door detail. Garage doors shall be wood or wood-effect composite "Barn Style" with minimal patterning. Entry doors shall be wood or wood-effect composite "Barn Style." Garage door color shall be an approved TRPA shade of brown or beige in the Munsell color chart.
Missing the following required Feature Elements: -Railing and Guardrails -Exterior Chimney Feature
Demonstrate that the following criteria is met: Logs, wood timbers or masonry columns shall be used as building posts, whether structural or decorative nonstructural. and shall have a height to width ratio of 16:1 up to 12 feet in height. Posts or columns that exceed 12 feet shall have a height to width ratio of 8:1, with bases of stone, textured masonry units or concrete, Base heights shall be limited to a ratio of a maximum of 20 percent of the total height of the overall supported height.
Any exposed exterior structural trusses or beams shall be spaced no less than four feet and no more than six feet apart on center. All beam materials shall be wood or composite materials with an appearance of wood. Braces, if used, shall be on open covers at beam-to-post connections. Braces or brackets shall be rustic and have a 45-degree angle configuration. "Exposed decor" on front does not meet this criteria.
Please provide lighting specs that meet the following criteria: Light fixtures shall be rustic lanterns of simplistic form and minimal ornament with a 50 percent metal to glass ratio and a minimum size of 10 by 10 inches. Fixture finish shall be applied and/or inherent finishes including aged brown patina bronze or blackened steel.

ADU Corrections:

Please provide information documenting the ADU is located within one-half mile walking distance of public transit, including transit stations and bus stations.
A single-story accessory dwelling unit shall not exceed 16 feet in height above grade, measured to the peak of the structure per CSLTCC Section 6.85.050.G.2. Please revise.
Deed Restriction is required. The document will be provided by the city.
Approval of a primary residence is required prior to issuance.

Madison Dederick
Assistant Planner
City of South Lake Tahoe
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mdederick@cityofslt.us

CITY OF
SOUTH LAKE TAHOE

www.cityofslt.us

The Development Services counter service is open to the public during the following business hours: Monday, Wednesday, Thursday and Friday: 8:00am -12:00pm and 1:00pm – 3:30pm

As the Development Services Department continuously works to improve our services, we would appreciate your feedback. Please take a moment to complete our customer service survey available at: https://www.surveymonkey.com/r/LSWQV5N

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