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.org

MEMORANDUM

Date: April 19, 2018

To: TRPA Hearings Officer

From: TRPA Staff

Subject AJS LLC, Commercial Warehouse Project; 2025 Jewell Road, El Dorado County, California; Assessor's Parcel No: 033-132-03, TRPA File No: ERSP2017-1084

Requested Action: Hearings Officer action on the proposed project and a finding of no significant environmental effect.

Staff Recommendation: Staff recommends the Hearings Officer make the required findings (Attachment A) and approve the proposed project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit (see Attachment B).

Project Description/Background: The proposed project is a new commercial warehouse with an associated driveway and parking area and permanent stormwater treatment facilities. A single warehouse building will be constructed, containing nine separate storage units. The project will use a total of 1,000 square feet of Commercial Floor Area, which will be transferred to the site. No signs are permitted as part of this project.

Site Description: The property is located between Jewell Road and Highway 50, with all access to the site proposed from the Jewell Road side. The existing vacant lot is verified as Class 6 and Class 1b, with a total base allowable coverage of 12,731 square feet. A total of 8,076 square feet of Class 6 coverage will be used for the project. Upon completion of the project, there will be 4,655 square feet of Class 6 and 18 square feet of Class 1b remaining allowable coverage. No temporary or permanent disturbance is permitted within the Class 1b/SEZ area or the SEZ setback.

The project site is located along scenic roadway unit #36- Airport Area, which is currently out of attainment. Scenic mitigation measures will be used to improve the scenic quality, including use of landscaping to screen the proposed building and use of TRPA approved colors and materials to help the structure blend in with the surroundings.

The property is located within Plan Area Statement 116-Airport, in which warehouses is an allowed use.

Issues/Concerns: This project involves the creation of less than 3,000 square feet of Commercial Floor Area, which requires Hearings Officer review, per TRPA Code Section 2.2.2.C.2.

Staff Analysis:

A. Regional Plan Compliance: The proposed project complies with all requirements of the TRPA Goals and Policies, Plan Area Statements, and Code of Ordinances, and all required findings in Chapter 4 of the TRPA Code of Ordinances can be made (see Attachments A for details).

B. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant effect on the environment. TRPA staff has completed the "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Subsection 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Copies of the completed IEC and V(g) checklist will be made available at the Hearings Officer hearing and at TRPA.

C. Required Findings: The following is a list of the required findings as set forth in Chapters 4 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 3- Environmental Documentation

Finding 3.3.2.A The project could not have a significant effect on the environment and a finding of no significant effect shall be prepared in accordance with Rules of Procedures Section 6.6.

Rationale: Based on the information submitted in the Initial Environmental Checklist (IEC), the proposed commercial warehouse project will not have a significant effect on the environment. As a result, TRPA has prepared a finding of no significant effect as required by the Rules of Procedure, Section 6.7.

2. Chapter 4 – Findings Required for Every Project

Finding 4.4.1.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. 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.

Rationale: Based on the findings provided on the Initial Environmental Checklist and the Article V(g) Findings Checklist, there is sufficient evidence in the

project file to make this finding. The proposed project is an allowed use within Plan Area Statement 116-Airport, is not growth inducing, and with the special permit conditions will meet all TRPA Codes and Ordinances.

Finding 4.4.1.B: The project will not cause the environmental threshold carrying capacities to be exceeded.

Rationale: TRPA staff has completed the "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 4, subsection 4.4 of the TRPA Code of Ordinances. All responses on said checklist indicate compliance with the environmental threshold carrying capacities. Also, no significant environmental impacts were identified on the Initial Environmental Checklist (IEC) prepared by the applicant. Staff has concluded that the project will not have a significant effect on the environment.

Finding 4.4.1.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.

Rationale: All potential effects are temporary and shall be mitigated through temporary and permanent Best Management Practices (BMPs). The applicant will meet or exceed all federal, state, or local water quality standards. Upon completion of construction, the project will have no impact upon water quality standards.

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

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

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

Contact Information: If you have any questions, please contact Julie Roll, Associate Planner at jroll@trpa.org or (775) 589-5247.

Attachments:

A. Draft Permit
B. Site Plan

Attachment A

Draft Permit

April 26, 2018

John Fore
Gordon Consulting
P.O. Box 10341
Zephyr Cove, NV 89448

COMMERCIAL WAREHOUSE PROJECT, 2025 JEWELL ROAD, EL DORADO COUNTY, CALIFORNIA, ASSESSOR'S PARCEL NUMBER (APN) 033-132-03, TRPA FILE NUMBER ERSP2017-1084

Dear Mr. Fore:

Enclosed please find the Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. If you accept and agree to comply with the permit conditions as stated, please make a copy of the permit, sign the "Permittee's Acceptance" block on the first page the permit, and return the signed copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit will be subject to nullification. Please note that signing the permit does not of itself constitute acknowledgement of the permit, but rather acceptance of the conditions of the permit.

TRPA will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. Please schedule an appointment with me to finalize your project. Due to time demands, TRPA cannot accept drop-in or unannounced arrivals to finalize plans.

Please note that combined security and mitigation fee payments can be accepted. Acceptable ways to post a security are listed in the enclosed handout entitled "Attachment J."

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

Thank you very much for your attention to this matter. Please feel free to call me if you have any questions regarding this letter or your permit in general.

Sincerely,

Julie Roll
Associate Planner

cc. AJS, LLC
2568 Lake Tahoe Blvd
South Lake Tahoe, CA 96150

PERMIT

PROJECT DESCRIPTION: Commercial Warehouse Project

PERMITTEE: AJS, LLC

APN: 033-132-03 FILE: ERSP2017-1084

COUNTY/LOCATION: El Dorado County/2025 Jewell Road

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on **April 26, 2018**, subject to the standard conditions of approval attached hereto (Attachments Q) and the special conditions found in this permit.

This permit shall expire on **April 26, 2021** without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, 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 APPROPRIATE COUNTY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND

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

_____ _____

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_____ Date _____

APN 033-132-03
FILE NO. ERSP2017-1084

Security Posted (1): Amount $___ Posted _____ Type ___Receipt No._____

Security Administrative Fee (2): Amount $___ Paid_____ Receipt No._____

Off-Site Coverage Mitigation Fee (3): Amount $4,964 Paid _____ Receipt No._____

Air Quality Mitigation Fee (4): Amount $108.60 Paid_____ Receipt No._____

Water Quality Mitigation Fee (5): Amount $ 15,021.36 Paid_____ Receipt No._____

Notes:

(1) See Special Condition 3.B., below
(2) $152 if a cash/check security is posted or $135 if a non-cash security is posted
(3) See Special Condition 3.C., below
(4) See Special Condition 3.D., below
(5) See Special Condition 3.E., below

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

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

_____ _____

TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit authorizes a new commercial warehouse with an associated driveway and parking area and permanent stormwater treatment facilities. A single warehouse building will be constructed, containing nine separate storage units. The existing vacant lot is verified as Class 6 and Class 1b, with a total base allowable coverage of 12,731 square feet. A total of 8,076 square feet of Class 6 coverage will be used for the project. Upon completion of the project, there will be 4,655 square feet of Class 6 and 18 square feet of Class 1b remaining allowable coverage. The project will use a total of 1,000 square feet of Commercial Floor Area, which will be transferred to the site. No signs are permitted as part of this project. No temporary or permanent disturbance is permitted with the Class 1b/SEZ or SEZ setback area.

   The project site is located along scenic roadway unit #36- Airport Area, which is currently out of attainment. Scenic mitigation measures will be used to improve the scenic quality, including landscaping and use of TRPA approved colors and materials.

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

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

   A. The site plans shall be revised as follows:

      (1) On the coverage table, remove the note "total ground coverage banked-4,655 sf" and replace with the note "total remaining allowable coverage-4,637 sf Class 6 and 18 sf Class 1b"

      (2) Clarify where water in the driveway swales flows into. If a drywell is proposed, provide an updated calculation spreadsheet including dimensions.

      (3) Indicate the location of the construction staging area and show any temporary BMPs necessary for the construction staging area

      (4) Update the grading plan to include the location of all proposed utility trenches and total cut/fill for the project

      (5) Revise the infiltration trench detail to include a non-combustible border

      (6) Specify the Munsell colors on the elevation drawings (Hunter Green = Gley1 3/5G, Brown= 2.5YR 3/1)

      (7) Include the following note on the elevation drawings: "The roof shall be constructed with a non-glare finish to minimize reflectivity"

      (8) Add pine trees between the building and road to provide additional landscape screening. Jeffrey pine or Sugar pine would be appropriate species for this site.

   B. The security required under Standard Condition I.B. of Attachment Q shall be equal to 110% of the estimated BMP cost, and shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee. The security shall not be less than $5,000.

   C. The permittee shall submit an off-site coverage mitigation fee of $4,964 for the creation of 584 square feet of land coverage in the public right-of-way.

   D. The permittee shall submit a $108.60 air quality mitigation fee. This fee is based on the addition of 3 daily vehicle trip ends at $36.20/trip.

   E. A water quality mitigation fee of $15,021.36 shall be paid to TRPA. This fee is based on the creation of 8,076 square feet of land coverage at a rate of $1.86/square feet.

F. 1,000 square feet of Commercial Floor Area must be transferred to the project site.

G. The permittee shall submit an Exterior Lighting Plan with specifications and/or details for all proposed exterior lighting fixtures and a proposed location plan. 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 horizontal is prohibited.

H. The permittee shall submit three (3) sets of final construction drawings and site plans to TRPA for review and approval.

4. The permittee shall submit a construction schedule prior to commencement of construction.

5. The project must comply with all approved scenic mitigation, including the use of approved color and materials. At time of final inspection, TRPA staff will confirm that all scenic mitigation measures have been implemented. All landscaping must be established prior to release of the security.

6. Maximum excavation depths shall not exceed 5 feet.

7. Temporary BMPs may be field fit by the Environmental Compliance Inspector where appropriate.

8. It is the permittee's responsibility to obtain authorization and maintain compliance with all applicable state, federal, and local regulations, at all times.

9. 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. 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.

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

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

END OF PERMIT

FINDING OF NO SIGNIFICANT EFFECT

PROJECT DESCRIPTION: New Commercial Warehouse

FILE: ERSP2017-1084

PERMITTEE: AJS, LLC

APN: 033-132-03

COUNTY/LOCATION: El Dorado/2025 Jewell Road

Staff Analysis: In accordance with Article IV of the Tahoe Regional Planning Compact, as amended, and Section 6.3 of the TRPA Rules and Regulations of Practice and Procedure, the TRPA staff has reviewed the information submitted with the subject project. On the basis of this initial environmental evaluation, Agency staff has found that the subject project will not have a significant effect on the environment.

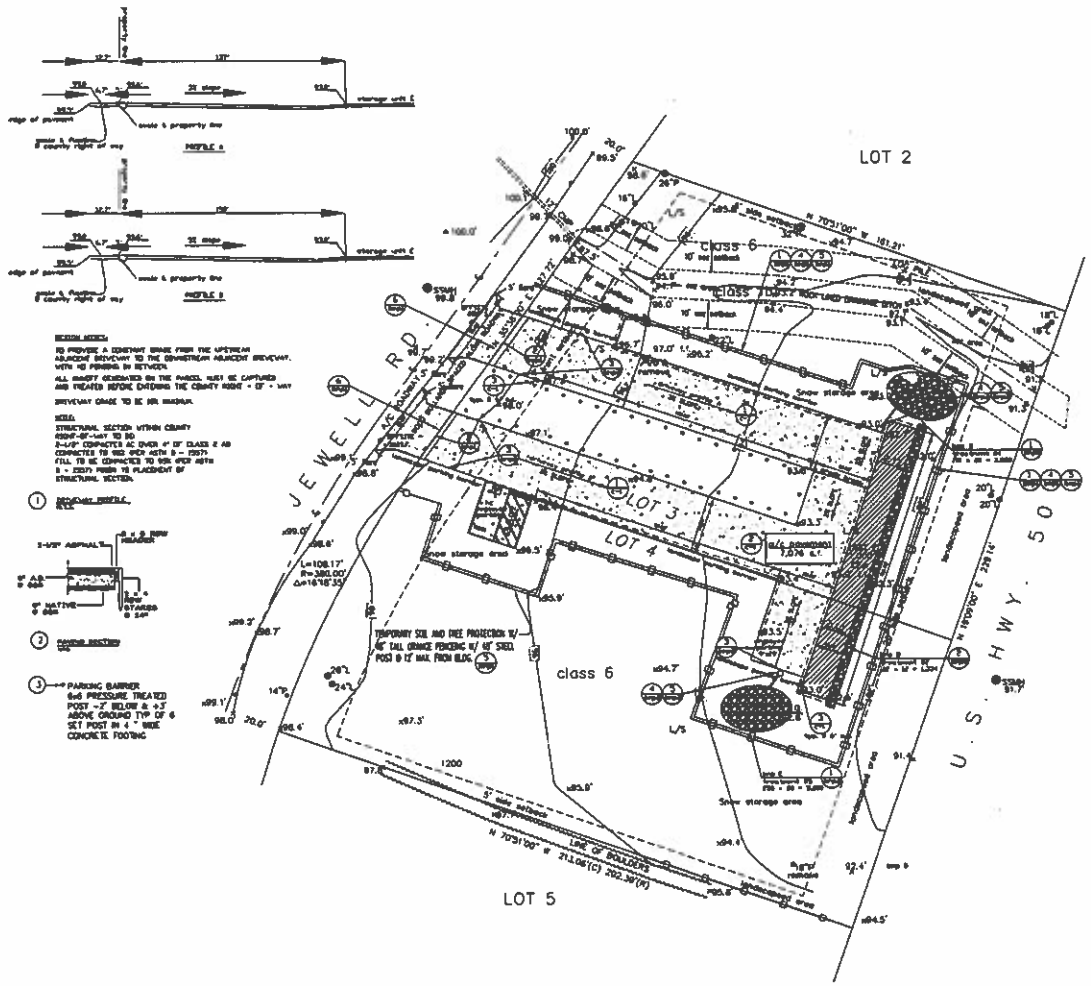
Determination: Based on the above-stated finding, the subject project is conditionally exempt from the requirement to prepare an Environmental Impact Statement. The conditions of this exemption are the conditions of permit approval.

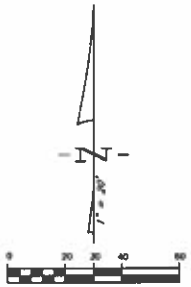
_____ _____

TRPA Chairman or Executive Director/Designee Date

Attachment B

Site Plan





LEGEND

A/C	ASPHALTIC CONCRETE
CMP	CORRUGATED METAL PIPE
L	LODGEPOLE PINE
L/S	LANDSCAPE/NATURAL GROUND
P	PINE TREE
SSMH	SANITARY SEWER MANHOLE
97.7	SPOT ELEVATION
	EDGE OF PAVEMENT
	CONTROL POINT
(C)	CALCULATED
(R)	RECORD PER TH-M-G TRACT

CLIENT & MAILING ADDRESS

LEVEL BUILDS
P.O. BOX 10873
SOUTH LAKE TAHOE, CA 96151

DESIGN NOTES:
TO PROVIDE A CONSTANT GRADE FROM THE UPSTREAM ADJACENT DRIVEWAY TO THE DOWNSTREAM ADJACENT DRIVEWAY, WITH NO PONDING IN BETWEEN.
ALL RUNOFF GENERATED ON THE PARCEL MUST BE CAPTURED AND TREATED BEFORE ENTERING THE COUNTY RIGHT - OF - WAY
DRIVEWAY GRADE TO BE 10% MAXIMUM.

NOTE:
STRUCTURAL SECTION WITHIN COUNTY RIGHT-OF-WAY TO BE:
3-1/2" COMPACTED AC OVER 4" OF CLASS 2 AB COMPACTED TO 95% PER ASTM D - 1557.
FILL TO BE COMPACTED TO 90% PER ASTM D - 1557. PRIOR TO PLACEMENT OF STRUCTURAL SECTION.

DRAWING INDEX

C-1 SITE PLAN
C-2 GRADING PLAN
LS1 LANDSCAPE PLAN

A-1 STORAGE UNIT E
bmp-1 TRPA BMP'S
bmp-2 TRPA BMP'S

SITE LOCATION:
2025 JEWELL ROAD
EL DORADO CO.
APN#: 033-132-03

OWNER:
A.J.S. LLC.
2568 LAKE TAHOE BLVD.
SOUTH LAKE TAHOE, CA. 96150

PARKING	
EMPLOYEE PARKING	1
HC EMPLOYEE PARKING	1
TOTAL PARKING	2

EXISTING COVERAGE:

ground coverage (on site)	0 s.f.

PROPOSED COVERAGE:

ground coverage (on site)	
A.C. ROAD PAVEMENT/ PARKING (ON SITE)	7,078 s.f.
UNIT E	1,000 s.f.
total ground coverage (on site)	8,078 s.f.
total ground coverage (off site)	564 s.f.

LAND AREA
44,132 SQUARE FEET
1.013 ACRES

Land Class 6 = 30% = 42,378 s.f. = (12,713 s.f.)	(12,713 s.f.)
Land Class 1b = 1% = (1,758 s.f.) = 18 s.f.	(18 s.f.)
total ground coverage allowed (on site)	12,731 s.f.
total ground coverage banked	4,655 s.f.

DESIGNER

DESIGNS BY HAND
P.O. BOX 4736
STATELINE, NV.
89449
(530) 543-1358

ORIGINAL LAND SURVEY BY

TURNER & ASSOCIATES, INC.
LAND SURVEYING
(775) 588-5658
FAX (775) 588-9298
308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448
P.O. BOX 3087 - STATELINE, NEVADA 89449

NOTES

1. THE PROPERTY LINE INFORMATION SHOWN HEREON IS FROM RECORD DATA AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON. TURNER AND ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY.
3. PROPERTY OWNER AND/OR DESIGNER MUST VERIFY BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
4. ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED.
5. THIS DRAWING OR MAP IS THE PROPERTY OF TURNER & ASSOCIATES INC., AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES INC.

BENCH MARK	
NUMBER	
ELEVATION	100.00'
DATUM	ASSUMED
DESCRIPTION	SET MAG NUB IN DIRT

SITE PLAN
LOTS 3 & 4, TH-M-G TRACT
APN 033-132-03, 2025 JEWELL RD.
EL DORADO CO., CA

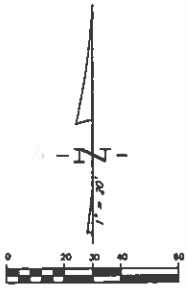
C-1

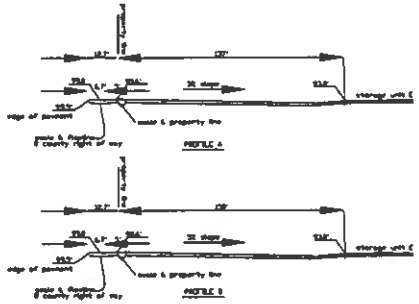
DATE: DEC 2016
SHEET 1 OF 1

SCALE	HORIZ 1"=20'	VERT. 2' C.I.	FIELD SW - JR	DRAWN SW	FILE NAME 16277.DWG	CHECKED JWT	JOB NO 16277

REVISION NO.	DATE	DESCRIPTION	BY	CHKD

AGENDA ITEM NO. V.A.





LEGEND

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SSMH	SANITARY SEWER MANHOLE
x97.7	SPOT ELEVATION
▲	EDGE OF PAVEMENT
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CLIENT & MAILING ADDRESS

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SOUTH LAKE TAHOE, CA 96151

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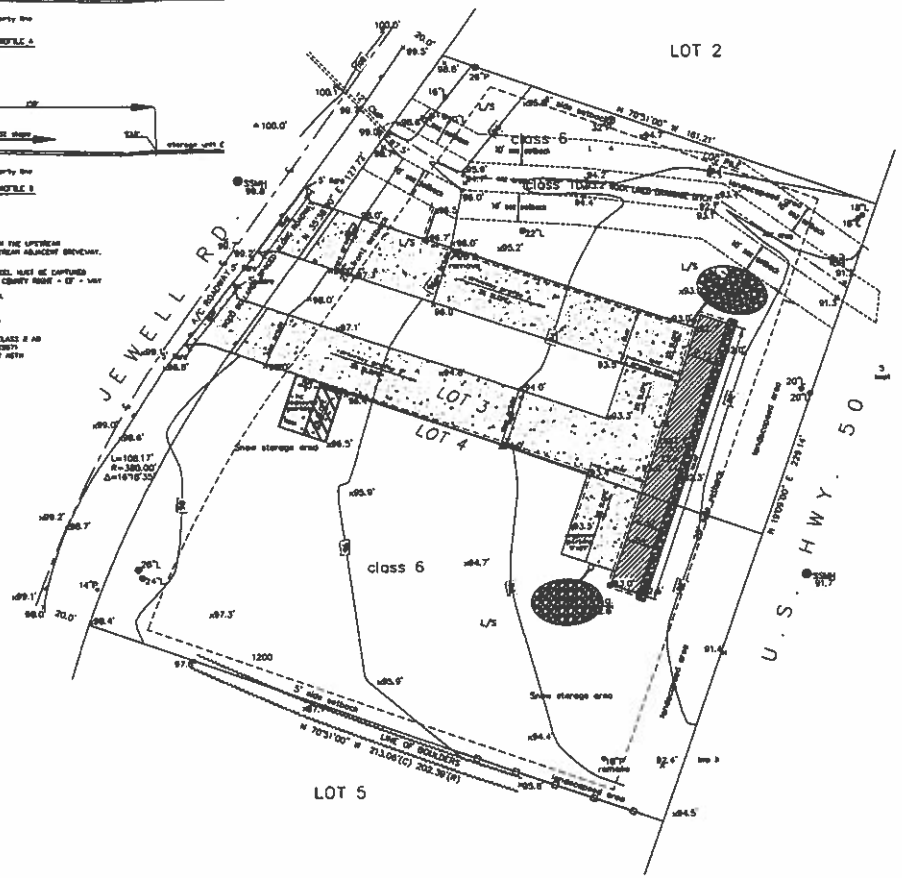

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LOTS 3 & 4, TH-M-G TRACT
APN 033-132-03, 2025 JEWELL RD.
EL DORADO CO., CA

C-2

DATE: DEC 2016
SHEET 1 OF 1

SCALE: HORIZ. 1"=20' VERT. 2' C.I.
FIELD: SW - JR | DRAWN: SW | FILE NAME: 16277.DWG | CHECKED: JRT | JOB NO: 16277

REVISION NO	DATE	DESCRIPTION	BY	CHKD

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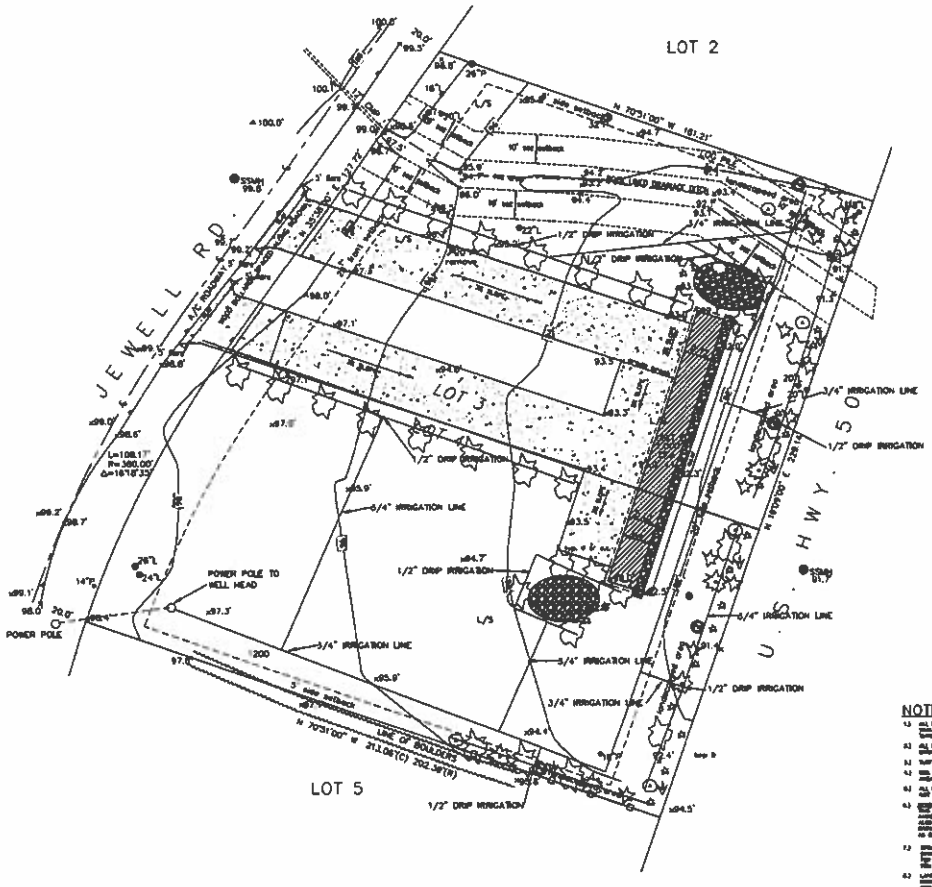

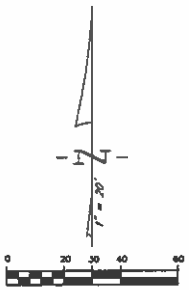

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P.O. BOX 10873
SOUTH LAKE TAHOE, CA 96151

SITE LOCATION:
2025 JEWELL ROAD
EL DORADO CO.
APN#: 033-132-03

OWNER:
A.J.S. LLC.
2568 LAKE TAHOE BLVD.
SOUTH LAKE TAHOE, CA 96150

NOTES

1.) OWNER/CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. ANY FIELD CONDITIONS FOUND TO DIFFER FROM THOSE CONDITIONS USED IN THE CALCULATIONS ARE TO BE REPORTED TO THE ENGINEER OF RECORD.

2.) ALL EXCAVATED MATERIAL MUST BE HAULED AWAY FROM THE SITE TO A LEGALLY ACCEPTABLE LOCATION AND NO FILLS OR RE-CONTOURING (OTHER THAN BACK FILL OR AS SHOWN ON THE APPROVED GRADING PLAN) SHALL BE ALLOWED.

3.) SURFACE WATER WILL DRAIN AWAY FROM BUILDING

4.) UNDER GROUND SHALL BE IN PLACE @ TIME OF FOUNDATION INSPECTION

5.) ALL NEW UTILITIES TO BE UNDER GROUND.

6.) CONTRACTOR SHALL SEE THAT ALL WORK IS IN ACCORDANCE WITH THE: 2007 CALIFORNIA BUILDING CODE, CAL. BUILDING STANDARDS ADM. CODE, 2007 CALIF. BUILDING STANDARDS CODE 2007 THE 2007 CALIFORNIA PLUMBING CODE, 2007 CALIFORNIA ELECTRICAL CODE, 2007 CALIFORNIA MECHANICAL CODE, 2007 CALIFORNIA ENERGY CODE, 2007 CALIFORNIA FIRE CODE HOLIDAY AND REGULATIONS OF ANY OTHER AUTHORITIES HAVING JURISDICTION.

7.) ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.

8.) ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 4 TO 6 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE, THIS MULCH SHALL BE MAINTAINED UNTIL REVEGETATION HAS BEEN ESTABLISHED. THE INITIAL APPLICATION OF THE MULCH SHALL BE DONE AT THE TIME OF THE INITIAL GRADING OF THE PROJECT.

9.) INSTALL A 2 INCH LAYER OF GRAVEL (1 TO 2 INCH SMOOTH ROCK) UNDER ALL RAISED DECKS AND STEPS ETC.

10.) ALL UN-PAVED DRIVEWAYS TO BE 3" ASPHALT OR CONCRETE PAVERS

11.) THERE WILL BE NO STORAGE OF EXCAVATED MATERIAL ON SITE, AND ALL EXCAVATED MATERIAL WILL BE DISPOSED OF IN A TRPA APPROVED LOCATION.

12.) NO PERMITTED SHALL NOT CONSTRUCT ANY FINISHED FLOOR THAT IS MORE THAN THREE AND A HALF (3.5) FEET BELOW NATURAL GRADE, MEASURED AT THE LOCATION WHERE THE FLOOR MEETS THE FOUNDATION WALL. ANY MODIFICATION OF THIS STRUCTURE SHALL CONFORM TO TRPA'S HEIGHT STANDARDS.

13.) EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE FOUNDATION FOOTPRINT TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE APPROVED DISTURBANCE AREAS.

14.) NO GRADING OR EXCAVATION SHALL BE PERMITTED EXCEPT AS SHOWN ON THE PLANS.

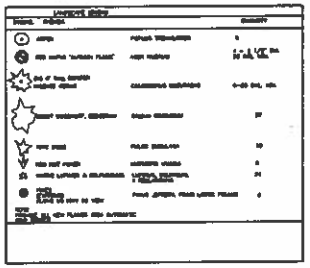
15.) ALL WASTE RESULTING FROM THE SAW-CUTTING OF PAVEMENT SHALL BE REMOVED USING A VACUUM (OR OTHER TRPA APPROVED METHOD) DURING THE CUTTING PROCESS OR IMMEDIATELY THEREAFTER. DISPOSAL OF WASTE MATERIAL IN SURFACE DRAINAGE FEATURES IS PROHIBITED AND CONSTITUTES A VIOLATION OF THE PERMIT.

16.) VEGETATION PROTECTIVE FENCING AROUND THE ENTIRE CONSTRUCTION SITE AND INDIVIDUAL TREES WHERE REQUIRED. WHERE A TREE DRIPS WITHIN THE CONSTRUCTION AREA, THE VEGETATION PROTECTION FENCING SHALL BE PLACED NO CLOSER THAN THE EDGE OF THE DRIPLINE AS MEASURED OUTWARD, OR, IN LIMITED DISTANCES, AT THE LIMIT OF THE EXCAVATION FOUNDATION. NO VEGETATION (INCLUDING TREES) SHALL BE ALLOWED WITHIN THE DRIPLINE OF THOSE TREES REGARDLESS OF WHETHER VEGETATION PROTECTION FENCING IS IN PLACE OR NOT.

17.) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE US 50 SCENIC CORRIDOR. THIS EQUIPMENT SHALL INCLUDE, BUT NOT LIMITED TO, TRASH RECEPTACLES, SATELLITE DISHES, COMMUNICATION EQUIPMENT AND UTILITY HARDWARE ON THE ROOF, BUILDING OR THE GROUND.

18.) THE ARCHITECTURAL DESIGN OF THIS PROJECT SHALL INCLUDE ELEMENTS THAT SCREEN FROM PUBLIC VIEW ALL EXTERNAL MECHANICAL EQUIPMENT, INCLUDING ROOFTOP ENCLOSURES/SATELLITE RECEIVING DISHES, COMMUNICATION EQUIPMENT, AND UTILITY HARDWARE ON ROOFS, BUILDINGS OR THE GROUND. ROOFS, INCLUDING MECHANICAL EQUIPMENT AND APPURTENANCES, SHALL BE CONSTRUCTED OF NON-GLARE FINISHES THAT MINIMIZE REFLECTIVITY.

NOTES:



DESIGNER
DESIGNS BY HAND
P.O. BOX 4736
STATELINE, NV.
89449
(530) 543-1358

ORIGINAL LAND SURVEY BY

TURNER & ASSOCIATES, INC.
LAND SURVEYING
(775) 588-5656
FAX (775) 588-9288
308 DORLA COURT, SUITE 203 – ROUND HILL, NEVADA 89448
P.O. BOX 5067 – STATELINE, NEVADA 89449

NOTES

---THE PROPERTY LINE INFORMATION SHOWN HEREON IS FROM RECORD DATA AND DOES NOT REPRESENT A BOUNDARY SURVEY.
---THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON.
TURNER AND ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY.
---PROPERTY OWNER AND/OR DESIGNER MUST VERIFY BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
---ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED.
---THIS DRAWING OR MAP IS THE PROPERTY OF TURNER & ASSOCIATES INC., AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES INC.

BENCH MARK
NUMBER
ELEVATION 100.00'
DATUM ASSUMED
DESCRIPTION SET MAG NAIL IN DIRT

LANDSCAPE PLAN
LOTS 3 & 4, TH-M-G TRACT
APN 033-132-03, 2025 JEWELL RD.
EL DORADO CO., CA

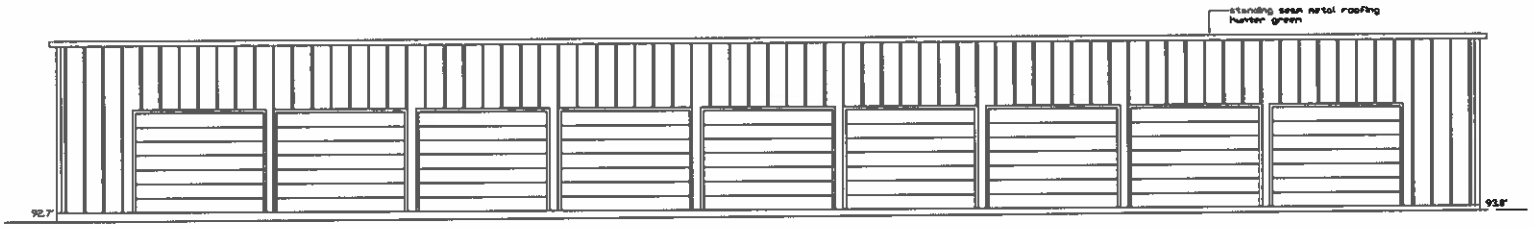
LANDSCAPE PLAN **LS-1**

DATE DEC 2016
SHEET 1 OF 1

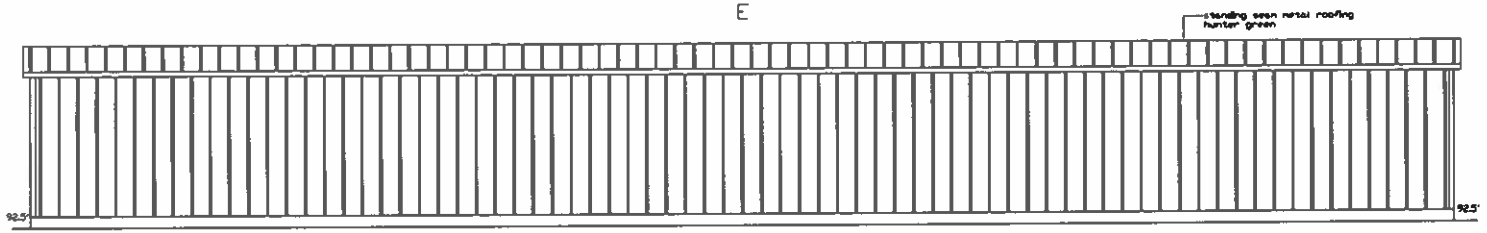
SCALE HORIZ. 1"=20' VERT. 2' C.I.
FIELD SW - JB
DRAWN SW
FILE NAME 18277.DWG
CHECKED JWT
JOB NO 18277

REVISION NO.	DATE	DESCRIPTION	BY	CHKD

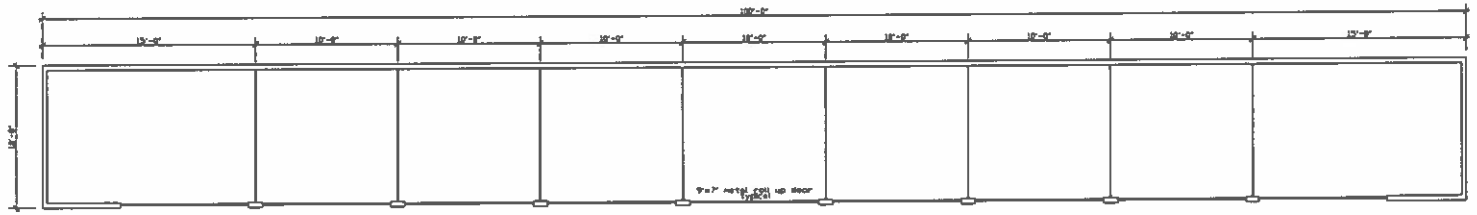
AGENDA ITEM NO. V.A.



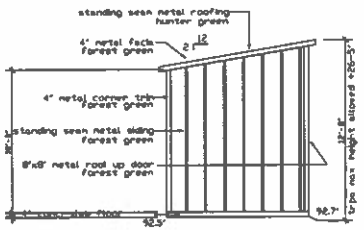
front elevation
1/4"=1'
E



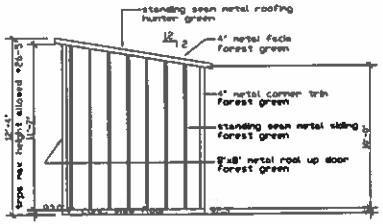
rear elevation
1/4"=1'
E



floor plan E
1,000 S.F.
1/4"=1'



left side elevation
1/4"=1'
E



right side elevation
1/4"=1'
E

HT. CALCS.	
SLOPE	OR
PITCH	2:12
TMPA HT. ALLOWED	26'-5"
HT. PROPOSED	17'-8"

Mike Sahpe design group
P.O. Box 4726
Shingle Springs, CA 95682
PH: (530) 642-1366
EMAIL: (deleted)

tenant improvement for:
A Level Above Inc.
LOTS 3 & 4, TH-M-G TRACT
APN 033-132-03, 2025 JEWELL RD.
EL DORADO CO., CA

floor plan E & elevations

sheet
A-1
of sheets

AGENDA ITEM NO. V.A.