



**TAHOE
REGIONAL
PLANNING
AGENCY**

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HOURS
Mon. Wed. Thurs. Fri
9 am-12 pm/1 pm-4 pm
Closed Tuesday

New Applications Until 3:00 pm

EXEMPT/QUALIFIED EXEMPT ACTIVITY INFORMATION SHEET & CHECKLIST

How To Apply for a Tahoe Regional Planning Agency Permit

This packet explains the process for activities that do not require a Tahoe Regional Planning Agency (TRPA) permit. The TRPA uses the best available science and planning practices to review each project individually so that Lake Tahoe can continue to be an Outstanding National Resource Water for this and future generations. TRPA's thorough project review standards are designed to balance the impacts of the built environment with the protection of Lake Tahoe's fragile, natural environment. The Agency values every project applicant and works hard to serve the public promptly and fairly. Please read this packet thoroughly. We hope it answers most of your application questions. If not, please call TRPA at (775) 588-4547. Planners are available to assist you by phone Monday through Friday, 9:00 a.m. to 5:00 p.m. Front counter hours are Monday, Wednesday, Thursday, Friday 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m. Closed Tuesdays. Applications are accepted until 3:00 p.m.

Please be aware that we may require information beyond that presented in this packet. Once your application is submitted, TRPA will contact you if additional information is required to adequately review your project.

Where to go for additional information

For residential activities in the City of South Lake Tahoe, El Dorado County, Placer County, or Washoe County, please call the appropriate local building department:

City of South Lake Tahoe Building Department	(530) 542-6010
El Dorado County Building Department	(530) 573-3330
Placer County Building Department	(530) 581-6200
Washoe County Building Department	(775) 832-4140

If your property is located in Douglas County, is in the shorezone (e.g., piers and buoys), or involves a commercial, public service, recreation, or tourist accommodation use, please call TRPA at (775) 588-4547.

Getting Started

Before starting your application, you must determine if the project you are proposing requires a TRPA permit and project review. There are three levels of TRPA review. (1) Some small activities may not require TRPA review – these activities are considered "**Exempt**" and you do not have to do anything with TRPA. (2) Other activities may require that a statement or "**Declaration**" be filed with TRPA describing the proposed activity – these activities are considered "**Qualified Exempt**". (3) If an activity falls outside the descriptions below, it requires a **TRPA Permit**.

All **Shorezone Exempt** and **Qualified Exempt** activities are listed in a separate packet available at TRPA offices and online at www.trpa.org.

This packet describes which activities are **Exempt** and do not require any contact with TRPA; and the process for filing a **Qualified Exempt Declaration** with TRPA, if necessary. Generally, projects which involve the creation or relocation of land coverage or are considered scenic properties require a permit. If you have questions regarding the need for a permit, please contact TRPA.

The packet is divided into four sections. This introductory section provides some general information about the TRPA review process and procedures for filing a qualified exempt declaration. The second section provides a list of exempt and qualified exempt activities. The third section discusses TRPA development standards that may be relevant for exempt or qualified exempt activities. Declaration forms, checklists, and worksheets are included in the last section.

TRPA reviews each project as quickly and efficiently as possible. In some cases, a Qualified Exempt Declaration may be reviewed over the counter at TRPA or the local jurisdiction. To do so, we ask that you do your homework. Your homework consists of several steps, all of which are critical to submitting an application with the necessary information for review. Qualified Exempt Applications which do not contain all necessary information for review may be rejected. Refer to the appropriate checklist included in this packet for a complete list of the items that must be submitted before TRPA can review your project. Please review items listed below before submitting the application. All the items on the checklist must be addressed in your project submittal. Applications without the required items on the checklist may not be accepted for review by TRPA. In addition to TRPA requirements, the project application should also include any local jurisdiction and/or other agency standards. Incorporating the local jurisdiction standards into your plans will avoid costly plan revisions at a later date.

Prior to Application Submittal

- Review the list of Exempt/Qualified Exempt activities (pg. 3). If your proposed activity is **Exempt**, you may proceed without filing a declaration or obtaining a permit from TRPA. If your proposed activity is **Qualified Exempt**, use this packet to file the appropriate declaration with TRPA and to determine the required fees, if any. If your proposal is not included on the list of exempt/qualified exempt activities, a permit will likely be required; *all proposals which involve the creation or relocation of land coverage require a TRPA permit.* For residential activities (excluding activities in the shorezone and properties in Douglas County), contact the appropriate local building department. Otherwise, contact TRPA for application materials.
- Review the TRPA development standards. If you have questions regarding land coverage, height, excavation, or other TRPA standards, some basic information is in the *Master Checklist/Design Criteria and Guidelines* document. Contact TRPA or your local building department for additional information.
- Prepare a Site Plan with Topographic Survey for Structural Remodels or Additions to Existing Buildings or if a Land Capability Verification is required on the appropriate checklist. If you plan to submit a qualified exempt declaration for a structural remodel or addition to an existing building, you must have a Topographic Survey prepared including all of the existing site information listed on the enclosed checklist. This survey will be required when applying for a site assessment or land capability verification.
- Have your land capability verified if required on the appropriate checklist. A Land Capability Verification will determine if your parcel is considered "sensitive" or "non-sensitive" in accordance with the TRPA Code of Ordinances. Parcels that have been identified as "sensitive" have development restrictions that may affect the project you are proposing. A Land Capability Verification will determine the allowable land coverage for your parcel.
- Have your existing coverage verified if required on the appropriate checklist. A Site Assessment (Single Family Residential) or Verification of Coverage (non-Single Family) will confirm how much land coverage is legally existing on your property. Properties with existing land coverage that is illegal or in excess of the allowable land coverage may be required to remove any illegal land coverage, and/or mitigate any legally existing excess land coverage as a part of the authorization of certain activities.
- Provide evidence that all necessary permanent Best Management Practices have been installed and maintained for the property, if required on the appropriate checklist. In most cases, a BMP certificate will suffice.
- Complete the appropriate forms. The Qualified Exempt declaration form must be completed, and all checklist items provided. For additional information about checklist items, refer to the TRPA *Master Checklist Reference* document. Note that checklist item numbers may not be sequential; not all checklist items found in the TRPA *Master Checklist Reference* document apply to all projects. In addition to the Qualified Exempt declaration form and checklist, an Excess Land Coverage Mitigation Fee Worksheet may be required on the appropriate checklist for your type of activity. This will determine the appropriate Excess Coverage Mitigation fee to be paid by the applicant.
- Obtain the required signatures. The property owner or authorized representative must sign the application and, if applicable, complete and sign the Authorization For Representation. Forms without an original signature from the property owner will not be accepted. **Faxed signatures and xerox copies will not be accepted.**
- Submit your qualified exempt declaration to the appropriate agency. For residential properties (excluding activities in the shorezone) located in the City of South Lake Tahoe, El Dorado County, Placer County, or Washoe County, submit your qualified exempt declaration to the appropriate local building department. All other qualified

exempt declarations shall be submitted directly to TRPA. In most cases, your declaration must be filed at least 72 hours before you begin work.

Check with the appropriate city and county agencies regarding local requirements. City and county building departments and other local agencies have their own permit and review requirements. **Make sure to obtain appropriate local approvals before beginning work.** See the Shorezone Activities section (pg. 7) for information on which agencies to contact if your activity involves construction in the shorezone.

Check the Community Plan or Plan Area Statement and the Bicycle and Pedestrian Master Plan. The Community Plan or the Plan Area Statement (PAS) lists the permissible uses allowed for your property. The Community Plan or the PAS may also have specific design criteria that need to be incorporated into your project. The location of existing or proposed bicycle and pedestrian paths near the project may also be required. To find out if the project lies within a Community Plan or a PAS, contact your local jurisdiction planning office. To determine the location of existing or proposed bicycle and pedestrian paths in your project area. The map shows a 75-foot buffer of all paths, however project parcels that are not adjacent to a path will not be required to show the path in their project plans.

EXEMPT AND QUALIFIED EXEMPT ACTIVITIES

Demolition

Demolition of Buildings Less than 50 Years Old: Demolition of structures, improvements, or facilities, less than 50 years of age is **Exempt**, provided that any associated grading is also Exempt (see Grading section, pg. 4). To obtain credit for land coverage or existing development, TRPA verification is required prior to demolition. Verification of land coverage or existing development requires a separate application to TRPA.

Demolition of Buildings Greater than 50 Years Old: Demolition of structures, improvements, or facilities, 50 years or greater in age, is considered **Qualified Exempt** by TRPA provided that the structure, improvement, or facility is not designated, or pending for designation, on TRPA's Historic Resource Map, and the associated grading, excavation, and filling is Exempt (see Grading section, pg. 4), and the Qualified Exempt declaration form is submitted to TRPA at least three working days prior to demolition. To obtain credit for land coverage or existing development, TRPA verification is required prior to demolition. Verification of land coverage or existing development requires a separate application to TRPA.

Demolition of Structures in the Shorezone: See the Shorezone QE packet available at TRPA offices and online at www.trpa.org.

Fences

Fence Repair and Replacement (Non-shorezone): Repair or replacement of existing fences that are not located in Stream Environment Zones (SEZs), the backshore, or bodies of water is considered **Exempt** by TRPA provided that any associated grading does not exceed 3 cubic yards.

Fence Repair in the Shorezone: See the Shorezone QE packet available at TRPA offices and online at www.trpa.org.

Construction of New Residential Fences (Non-shorezone): Construction of new residential fences is considered **Exempt** by TRPA, provided that:

- The fence is not more than six feet high;
- The fence does not obstruct the public's view of Lake Tahoe;
- The fence will not be located in a Stream Environment Zone (SEZ), the backshore, or a body of water; and
- Any associated grading, excavation, or filling is also Exempt (Grading section, pg. 3).

Grading, Excavation, Filling And Backfilling

Grading, Excavation, or Filling Less than 3 Cubic Yards: Grading, excavation, or filling less than 3 cubic yards is considered **Exempt** by TRPA, provided that:

- The associated grading, excavation, or filling does not exceed 3 cubic yards;
- The work is completed within 48 hours;
- The excavation site is stabilized to prevent erosion;
- The grading, excavation, or filling does not occur during periods of precipitation, when the site is covered with snow, or is in a saturated, muddy or unstable condition; and
- The grading, excavation, or filling is not part of a series of excavations that, when viewed as a whole, would require a TRPA permit.

Grading, Excavation, or Filling Less Than 7 Cubic Yards: Grading, excavation, or filling less than 7 cubic yards is considered **Qualified Exempt** by TRPA, provided that:

- The grading, excavation, or filling occurs between May 1st and October 15th;
- The grading, excavation, or filling occurs on high capability land (Class 4-7) or on a parcel with a buildable IPES score;
- The site is stabilized within 48 hours to prevent erosion;

- The grading, excavation, or filling does not occur during periods of precipitation, when the site is covered with snow, or is in a saturated, muddy or unstable condition; and
- The grading, excavation, or filling is not part of a series of excavations that, when viewed as a whole, would require a TRPA permit.

Landscaping

Landscaping and Gardening: Landscaping and gardening is considered **Exempt** by TRPA, provided that:

- The additional or new landscaping and gardening is NOT located in a Stream Environment Zone or backshore.
- The landscaping is in accordance with the TRPA *Handbook of Best Management Practices* requirements for fertilizer use and the TRPA plant list;
- There is no creation or relocation of land coverage (e.g., pathways);
- Any associated grading, excavation, or filling is Exempt (see Grading section, above); and
- The natural slope of the site is maintained (i.e., no terracing or recontouring).

Non-Permanent Structures:

Non-Permanent Structures: A non-permanent structure is considered **Exempt** by TRPA, provided that:

- Land Capability and existing land coverage have been verified;
- The non-permanent structure is located within non-sensitive lands (Land Capability 4, 5, 6, or 7, or >726 IPES)
- Maximum total coverage exemption for non-permanent structures is not more than 120 sp. Ft., or 2% of the total area of non-sensitive lands, whichever is less;
- The total coverage exemptions on the property (non-permanent structures, pervious decks, and pervious coverage) combined does not exceed 10% of the total area of non-sensitive lands on the parcel;
- All excess coverage, if any, is fully mitigated (see TRPA Exemption Standards, pg. 10)
- Any illegal coverage is removed.
- BMP Certificate has been issued.
- Any associated grading, excavation, or filling is Exempt or Qualified Exempt (see Grading section, pg. 3).

Repairs and Remodeling

Interior Remodel: Interior remodeling is considered **Exempt** by TRPA, provided that:

- They do not result in the addition of additional land coverage or relocation of land coverage; and
- There is no change or intensification of use or increase in density; and
- Structural remodeling of a commercial or tourist accommodation structure does not exceed \$40,000—materials only.

Ordinary Maintenance and Repair: Ordinary maintenance and repair, defined as the upkeep, or preservation of the condition of property, unless in the Shorezone, is considered **Exempt** by TRPA. Maintenance and repair includes the replacement of, or modification to, parts of a structure that do not affect the weight bearing or strength capacity of the structure provided there is no additional land coverage or an increase in the dimensions of the structure including height, width, and length. Maintenance and repair activities include: painting, re-roofing with non-metallic material, replacement of windows, siding, doors, construction of overlays upon existing paved surfaces, and replacement or repair of air conditioning, sewer, water, electrical equipment, and other fixtures. For such repairs or activities that will take place in the Shorezone, see the Shorezone QE packet available at TRPA offices and online at www.trpa.org. For structures visible from Scenic Threshold Travel Routes, the Public Recreation Areas, and Bicycle Trails identified on page 11, painting and siding shall be consistent with 36.6.1.C.

Metallic Roof: Replacement of an existing roof with a metal roof that is composed of non-glare earthtone colors is considered **Qualified Exempt** by TRPA, provided that:

- The applicant submits color and material samples to TRPA.

- Proposed material color has a value and chroma from 0-4. Refer to the explanation of TRPA-approved earthtone colors at the end of this application.

Mail Box Receptacles: Mail delivery receptacles and support structures are considered **Exempt** by TRPA, provided that:

- The receptacle and support structure(s) comply with all U.S. Postal standards;
- The location of the receptacle and support structure(s) can be accessed by mail delivery vehicles such that the vehicles will not cause compaction or disturbance of previously uncompacted or undisturbed areas; and
- Dark shades or earthtone colors and matte finishes are used if the receptacle is located along Highways 28, 50, 89, 207, 267, or 431, or Pioneer Trail.

Replacement of Combustion Heaters and Woodstoves: Replacement of combustion heaters (water or space) and woodstoves with units on TRPA's list of approved combustion heaters is considered **Exempt** by TRPA.

Exterior Structural Repair (Non-shorezone): Exterior structural repairs that cost less than \$21,000 per year are considered **Qualified Exempt** by TRPA, provided that:

- The statement is filed with TRPA at least 3 working days before the activity commences, except as for demolition activities
- Any associated grading, excavation, or filling is Exempt (see Grading section, pg. 3);
- There is no change or intensification of use or increase in density;
- There is no increase in commercial floor area;
- There is no creation or relocation of land coverage; and
- There is no increase in the dimensions of the structure (For activities which increase the dimensions of the structure, see Structural Remodels or Additions to Existing Structures, below).

Required Structural Modifications: Structural modifications to existing structures **required** to comply with local building department and/or Uniform Building Code (UBC) standards are considered **Qualified Exempt** by TRPA, provided that:

- Documentation is provided by the local building department demonstrating the modification is **required** by the UBC or local building standards;
- The modification is the **minimum necessary** to meet local building department and/or UBC standards;
- Any associated grading, excavation, or filling is Exempt or Qualified Exempt (see Grading section, pg. 3);
- There is no creation or relocation of land coverage;
- There is no increase in the dimensions of a structure visible from the waters of Lake Tahoe; Highways 28, 50, 89, 207, 267, or 431; Pioneer Trail; or a TRPA-designated Recreation Area or Bike Trail;
- There is no change or intensification of use or increase in density; and
- No height is created that is greater than that allowed by Table 37.4.1-1 Chapter 37 of the TRPA Code of Ordinances.
- There is no increase in commercial floor area.

Structural Remodels or Additions to Existing Buildings (Non-shorezone): Remodeling that requires exterior structural modifications or building additions are considered **Qualified Exempt** by TRPA, provided that:

- The addition or remodel is attached to an existing building;
- There is no increase or relocation of land coverage;
- There is existing paved access and parking;
- A Best Management Practices (BMP Retrofit) plan and schedule are submitted to TRPA (see TRPA Development Standards, pg. 11);
- The required excess coverage mitigation fee, if any, is submitted to TRPA (see TRPA Development Standards, pg. 11);
- Any associated grading, excavation, or filling is Exempt or Qualified Exempt (see Grading section, pg. 3);

- There is no increase in the dimensions of a structure visible from the waters of Lake Tahoe; Highways 28, 50, 89, 207, 267, or 431; Pioneer Trail; or a TRPA- designated Recreation Area or Bike Trail;
- No height is created that is greater than that allowed by Table 37.4.1-1 Chapter 37 of the TRPA Code of Ordinances.
- There is no change or intensification of use or increase in density; and
- There is no increase in commercial floor area.

Shorezone Activities

The shorezone includes the nearshore, foreshore, and backshore. The nearshore is defined as the relatively shallow area of the lake below the low water line (Elevation 6223') to Elevation 6193'. The foreshore is defined as the area between the high and low water lines (Elevation 6229' and Elevation 6223', respectively). The backshore encompasses the area from the high water line (Elevation 6229') upland beyond the area of instability and/or the area impacted by wave action along the shoreline.

All Shorezone Exempt and Qualified Exempt activities are listed in a separate packet available at TRPA offices and online at www.trpa.org.

Temporary Activities

General Temporary Activities: A temporary activity which meets the following criteria is considered **Exempt** by TRPA:

- Does not cause parking on unpaved areas;
- Does not create or relocate land coverage or disturbance;
- Does not require closure of a traffic lane or intersection of a state or federal highway for more than one hour, or the closure of U.S. Highway 50 at any point between the South Wye and Kingsbury Grade for any period of time;
- Does not create noise in excess of the limits allowed in Chapter 68 of the TRPA Code of Ordinances;
- Does not exceed fourteen consecutive calendar days in duration and will not occur more than four times in a calendar year; and
- If the location of the activity is unpaved, it has not been used for temporary projects more than four times the past calendar year.

Special Event Areas: Temporary activities in TRPA-designated special event areas are considered **Exempt** by TRPA. In general, designated special event areas only exist within TRPA-approved Community Plans (see TRPA Development Standards, pg. 11). Designated special event areas typically have adequate facilities (e.g., parking, bathrooms) for temporary events.

Tree Removal

For additional information on tree removal, please request "A Property Owner's Guide to Cutting Trees" from TRPA. You can also reference Chapter 61 of the TRPA Code of Ordinances and/or the TRPA Tree Removal Application available at our office and online at www.trpa.org. You may also contact a TRPA Forester at (775) 588-4547.

Off-road vehicle/equipment use in sensitive areas, including SEZs and the Shorezone, requires approval by Lahontan Water Quality Control Board. The use of tractors or heavy equipment is not allowed on slopes greater than 30% except for over-snow operations that result in no soil disturbance.

Dead Tree Removal on Parcels less than 5 acres: Dead tree removal is considered **Exempt** by TRPA under the following circumstances:

- The parcel is less than 5 acres.
- In Nevada or on the north shore, east of Carnelian Bay, if the tree is less than 24 inches dbh*.
- Elsewhere in California, if the tree is less than 30 inches dbh*.

If a dead tree is larger than 24"/30" dbh*, respective to location, *and* is located in residential or commercial areas, dead tree removal is considered **Exempt**. In conservation and recreation land use zones, removal of dead trees larger than 24"/30" dbh*, respective to location, are **Qualified Exempt** and are reviewed through this application. Otherwise, a TRPA Tree Removal Application must be submitted.

* **dbh** = the diameter of the tree measured 4.5 feet above the highest ground at the base of the tree.

Dead Tree Removal on Parcels Greater than 5 Acres: Dead tree removal on parcels greater than 5 acres is considered **Qualified Exempt** by TRPA provided that the trees are approved and marked by the appropriate state forestry agency and the tree removal does not constitute substantial tree removal (i.e., 100 or more trees) as defined in Subsection 61.1.6 of the TRPA Code of Ordinances.

Tree Removal Within Stream Environment Zones (SEZs): All live tree removal, regardless of size, within SEZs, including Shorezone, is considered **Qualified Exempt**. Submit the TRPA Tree Removal Application. Removal of dead trees within SEZs, including the Shorezone, is considered **Qualified Exempt** and may be reviewed *without* filing a TRPA Tree Removal Application.

Removal of Tree Limbs: The removal of dead limbs and the removal of live limbs not resulting in material damage to a tree are considered **Exempt** by TRPA. Material Damage is defined as any of the following alterations to a live tree at least six inches dbh*: (1) topping; (2) the removal of live limbs within the upper two thirds of the total tree height; (3) girdling; (4) the application of harmful chemicals; (5) purposefully exposing the cambium layer; or (6) other damage to the tree that will potentially result in death or disfigurement, or in a significant increase in its susceptibility to insects or disease. See the TRPA Tree Removal Application for specific guidelines in regards to pruning for safety. *The removal or trimming of trees for the purposes of view enhancement is prohibited and is considered a violation.*

Live Tree Removal: Moving, removing, or materially damaging a live tree six inches dbh* or larger and any live tree located in Stream Environment Zones (SEZs), including the Shorezone, is considered **Qualified Exempt** by TRPA provided that the tree is marked and a valid permit is issued by a TRPA Qualified Forester. See TRPA Code of Ordinances Subsection 71.4.1 for requests that may constitute substantial tree removal. Submit a TRPA tree removal application. *The removal or trimming of trees for the purposes of view enhancement is prohibited and is considered a violation.*

* **dbh** = the diameter of the tree measured 4.5 feet above the highest ground at the base of the tree.

Defensible Space Tree Removal: To streamline its permitting process and to provide for defensible space around homes, TRPA has entered into agreements with all fire protection districts in the Tahoe Basin to issue permits for the removal of certain trees. Removing trees greater than 14 inches dbh* for defensible space is considered **Qualified Exempt** provided that the tree is marked and a valid permit is obtained from TRPA or the local fire agency. Call your local fire protection district to request a defensible space evaluation. Otherwise, submit a TRPA Tree Removal Application requesting to remove trees for defensible space (a filing fee applies). Applications are available at our office and online at www.trpa.org

North Tahoe FPD (CA)	(530) 583-6930
Meeks Bay FPD	(530) 525-7548
Fallen Leaf Lake FD	(530) 542-1343
Lake Valley FPD	(530) 577-2447
City of South Lake Tahoe	(530) 542-6160
Tahoe-Douglas FPD (NV)	(775) 586-1576
North Lake Tahoe FPD (NV)	(775) 831-0351

Other Activities

Home Occupations: Incidental occupation, secondary to the use of a dwelling for residential purposes and conducted entirely within a dwelling by the residents thereof, are considered **Exempt** by TRPA, provided that:

- There are no sales of products not produced on the premises, unless the sales are done by written order with no commodities or displays on the premises;
- There is employment of no more than one person other than the dwelling residents;
- There are no signs or structures advertising the occupation;
- There is no more than one home occupation carried on in the dwelling; and
- There is no outside storage of materials or supplies incidental to the home occupation.

Seasonal Lighting Displays: Seasonal lighting displays which are displayed between Thanksgiving and March 1st of the following year are considered **Exempt** by TRPA.

Parcel Consolidations: Parcel consolidations are considered **Exempt** by TRPA provided that deed restrictions permanently consolidating the parcels are recorded by the affected owner(s).

TRPA credit for any development rights that may be associated with the parcels must be obtained prior to the consolidation; a separate TRPA application is required to bank a development right.

Mobile Home Replacement: Replacement of an existing mobile home in a legally-established mobile home space, which does not result in a change in use or new or relocated land coverage is considered **Qualified Exempt** by TRPA.

Outdoor Retail Sales: An outdoor retail sales use associated with a state or federal holiday is considered **Qualified Exempt** by TRPA, provided that:

- The use does not cause parking on unpaved areas;
- The use does not operate for more than six consecutive weeks in a twelve month period; and
- The use is located in a plan area designated commercial, public service, or tourist accommodation.

Changes in Operation: A change in operation is any modification, change, or expansion of an existing or previous use. *A Change in Operation form is not included in this packet; please request this form from TRPA.* In addition, if your activity requires a sign change, please request a Sign Application Packet. Changes in operation resulting in the generation of less than 100 additional vehicle trips, in connection with a commercial, tourist accommodation, recreation, or public service use, are considered **Qualified Exempt** by TRPA, provided that:

- There is no change from one major use classification to another (e.g., from recreation to commercial);
- The proposed use is an allowed use in the applicable TRPA Plan Area Statement (see TRPA Development Standards, pg. 11); and
- The required air quality mitigation fee, if any, is paid for each additional vehicle trip generated due to the change in operation (see Change in Operation form, available at TRPA).

Signs: Please refer to Sign Application Packet (available at TRPA). For signs in the City of South Lake Tahoe, please contact the City of South Lake Tahoe Planning Department. For signs within adopted Community Plan areas within Placer County, contact the Placer County Building Department.

EXEMPTION PROCESS

If you have determined your project or activity to be exempt, you do not need to do anything with TRPA. However, your project or activity may still require a permit from the local jurisdiction. You can submit your project to the local jurisdiction according to their rules and they will review the project as a TRPA exempt project.

If you have determined that your project is a qualified exempt activity you must submit the Project Review Application with the Qualified Exempt box checked to the local jurisdiction for residential projects and TRPA for all other projects and if the project is located in Douglas County. The qualified exempt application will be reviewed over the counter, unless more time is needed to determine if it is qualified exempt.

When the project or activity is determined to be qualified exempt, you will be required to pay the application and any mitigation fees. At that point, TRPA or the local jurisdiction will stamp the application form and plans as "Qualified Exempt". This is your proof to any other permitting agency that the project does not require a TRPA permit. Other permitting agencies may require a copy of stamped Project Review Application Form prior to issuing their permits.

Timeline for Appeals

If an applicant wishes to appeal a final decision by TRPA, pursuant to Rule 11.2 of the TRPA Rules of Procedure, a Notice of Appeal form and filing fee must be submitted within twenty-one (21) days from the date TRPA issues its final decision (date on correspondence). After 21 days, no appeals can be made and the Agency's decision is final.

Mitigation Fees

Required mitigation fees, if any, will be collected by the reviewing jurisdiction.

Air quality: If your project involves a Change in Operation you may need to pay an air quality mitigation fee. An air quality mitigation fee is required for any new commercial floor area or sometimes a change in use requiring additional Daily Vehicle Trip Ends (DVTE). Contact TRPA for information on how to calculate DVTEs for your project. This money is held in a fund for use by local jurisdictions for transit and other projects that improve air quality. Refer to TRPA Code of Ordinances Section 65.2.7 for additional information.

Excess land coverage: If your project involves a Structural Remodel or Addition to an Existing Building you may need to pay an excess land coverage mitigation fee. Excess land coverage is the amount of legally created land coverage existing within your project area that exceeds the base allowable land coverage. Not all parcels will have excess land coverage. Excess land coverage can be mitigated several ways: through a mitigation fee, by reducing land coverage on or off site, or by expanding the project area. The mitigation fee is based on the amount of excess land coverage on your parcel and the estimated construction cost of your project. The minimum excess land coverage mitigation fee is \$200 per project. Refer to TRPA Code of Ordinances section 20.5 for additional information.

For information on specific projects funded by mitigation fees, please request a TRPA Annual Report.
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SCENIC CORRIDORS, RECREATION AREAS & BIKEWAYS

Scenic Corridors

Lake Tahoe
State Route 89
State Route 431

State Route 28
State Route 207
Pioneer Trail

U.S. Highway 50
State Route 267

Scenic Recreation Areas

Nevada Beach
Sand Harbor
Incline Beach
Agatam Beach
Lake Forest Beach
Tahoe City Commons Beach
Kaspian Recreation Area
Sugar Pine Point State Park
Vikingsholm, Emerald Bay Picnic Area
Fallen Leaf Lake Campground
Kiva Picnic Area/Tallac Historic Site
El Dorado Beach and Campground

Zephyr Cove
Hidden Beach
Burnt Cedar Beach
Patton Beach
Lake Forest Campground/Boat Ramp
William Kent Beach & Campground
Ski Homewood/Tahoe Ski Bowl
Meeks Bay Campground
Eagle Falls Picnic Area
Baldwin Beach
Camp Richardson
Heavenly Valley Ski Resort

Cave Rock
Diamond Peak
Kings Beach State Park
Moon dunes Beach
Tahoe State Recreation Area
Granlibakken Ski Resort
Meeks Bay Resort
D.L. Bliss State Park
Eagle Point Campground
Taylor Creek
Pope Beach
Reagan Beach

Bikeway Segments

Tahoe City to River Ranch
Sunnyside to Timberland
City of SLT Recreation Area
Tahoe Valley to SLT City Limits

Tahoe City to Dollar Point
Timberland to Tahoe Pines
Al Tahoe Boulevard
City of SLT to Tallac Creek

Tahoe Tavern
Tahoe Pines to Tahoma
Tahoe Valley Route

TO DETERMINE THE THRESHOLD STATUS OF EACH AREA, REFER TO THE SCENIC RESOURCES INVENTORY AVAILABLE AT THE TRPA FRONT COUNTER, OR ONLINE AT www.trpa.org.



**TAHOE
REGIONAL
PLANNING
AGENCY**

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Stateline, NV

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trpa@trpa.org
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HOURS
Mon. Wed. Thurs. Fri
9 am-12 pm/1 pm-4 pm
Closed Tuesday

New Applications Until 3:00 pm

QUALIFIED EXEMPT ACTIVITY DECLARATION FORM

Applicant _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Email _____ Phone _____ FAX _____

Representative or Agent _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Email _____ Phone _____ FAX _____

Owner _____ Same as Applicant
 Mailing Address _____ City _____ State _____
 Zip Code _____ Email _____ Phone _____ FAX _____

Project Location/Assessor's Parcel Number (APN) _____
 Street Address _____ Subdivision _____ Lot # _____
 County _____ Previous APN _____
 (if changed by county assessor since 1987)

Detailed Description of Activity (Attach additional sheets if necessary):

Property Restrictions/Easements (List any deed restrictions, easements or other restrictions): None
 _____ (initial here): I hereby declare under penalty of perjury that all property restrictions and
 easements have been fully disclosed. _____

Prior Approvals (List any prior CTRPA/TRPA approvals/permits for the subject property): None
 Description: _____ Approval Date: _____ Expiration Date: _____
 Description: _____ Approval Date: _____ Expiration Date: _____

LOCAL JURISDICTION REQUIREMENTS: Please be advised that your activity may require approval from local agencies (i.e., Building Department) – *make sure to obtain appropriate local approvals prior to beginning work.*

DECLARATION:

I hereby declare under penalty of perjury that this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I am the owner of the subject property, or have been authorized in writing by the owner(s) of the subject property to represent this application, and I have obtained authorization to submit this application from any other necessary parties holding an interest in the subject property. I understand it is my obligation to obtain such authorization, and I further understand that TRPA accepts no responsibility for informing these parties or obtaining their authorization. I understand that should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, TRPA may rescind any approval or take other appropriate action. I hereby authorize TRPA to access the property for the purpose of site visits. I understand that additional information may be required by TRPA to review this project.

Signature: **(Original signature required.)**

_____ At _____ Date: _____
Owner or Person Preparing Application County

AUTHORIZATION FOR REPRESENTATION (Original signatures required):

The following person(s) own the subject property (Assessor's Parcel Number(s) _____) or have sufficient interest therein to make application to TRPA:

Print Owner(s) Name(s):

I/We authorize _____ to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

Owner(s) Signature(s):

_____ Date: _____

_____ Date: _____

FOR OFFICE USE ONLY

File Number: _____ County: _____

Date Received: _____ Received By: _____

Filing Fee: \$ _____ Receipt No. _____

Excess Cov. Mitigation Fee: _____ Excess Cov. Mitigated: _____

QUALIFIED EXEMPT ACTIVITY CHECKLIST

APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED. TRPA OR YOUR LOCAL JURISDICTION MAY REQUIRE ADDITIONAL INFORMATION ABOVE AND BEYOND THE CHECKLIST ITEMS TO REVIEW THIS APPLICATION.

Each item and number corresponds to TRPA's *Master Checklist* available at our offices or online at www.trpa.org. Click "Permits & Documents" and look for the *Master Checklist* under "other documents." Refer to the *Master Checklist* for more information on any item.

PROJECT NAME: _____

CURRENT ASSESSOR'S PARCEL NUMBER (APN): _____

PREVIOUS ASSESSOR'S PARCEL NUMBER (APN): _____

Choose the appropriate category, or categories, for your activity and include all items on the correspondence checklist with this declaration.

- | | | |
|---|---|---|
| <input type="checkbox"/> DEMOLITION | <input type="checkbox"/> GRADING / EXCAVATION | <input type="checkbox"/> TEMPORARY ACTIVITY |
| <input type="checkbox"/> LANDSCAPING | <input type="checkbox"/> REPAIR / REMODEL | <input type="checkbox"/> OTHER ACTIVITY |
| <input type="checkbox"/> NON-PERMANENT STRUCTURES | <input type="checkbox"/> TREE REMOVAL | |

DEMOLITION

Demolition of Buildings Greater than 50 Years Old

Applicant	TRPA	
_____	_____	1. Completed application form with original property owner(s) signature(s) and checklist.
_____	_____	2. Photographs showing all sides of the structure.
_____	_____	3. Structure checked against TRPA Historic Resource Map.
_____	_____	4. Estimate of associated grading, excavation or filling in cubic yards.
_____	_____	5. Written history of the building (date constructed, etc.).
_____	_____	6. Date when demolition will commence: _____

GRADING/EXCAVATION

Grading/Excavation Less than 7 Cubic Yards

_____	_____	1. Completed application form with original property owner(s) signature(s) and checklist.
_____	_____	2. Proof of Land Capability/Backshore Boundary Verification or IPEs Score.
_____	_____	3. Site drawing showing area to be graded / excavated including dimensions and quantity of material.
_____	_____	4. Erosion control barrier downslope of disturbed area(s) (include on site drawing).
_____	_____	5. Description of planting material used for revegetation (include on site drawing).
_____	_____	6. Vegetation Protection Fencing.

- _____ 7. Photograph(s) of area(s) to be graded/excavated.
- _____ 8. Origin/disposal location of cut/fill material.
- _____ 9. Date grading is to occur: _____

NON-PERMANENT STRUCTURES

Non-Permanent Structures

Also include the checklist items for Grading and Excavation as applicable.

- _____ 1. Fire protection agency pre-approval. This requirement does not apply to some areas as indicated on the fire district maps available at TRPA offices and at www.trpa.org. Applicants must contact the reviewing fire agency for their individual requirements regarding plan submittal. Final plans (plans that have been reviewed and approved by TRPA or our partner agencies) are also subject to final approval from local fire protection district or department. Check with your local fire protection agency for their requirements.
- _____ 2. Completed application form with original property owner(s) signature(s) and checklist.
- _____ 3. Evidence the property has received a Best Management Practices Certificate of Compliance
- _____ 4. Proof of TRPA Land Capability Verification or IPES score
- _____ 5. Proof of verification of existing coverage.
- _____ 6. Completed *100 Percent Excess Land Coverage Mitigation Worksheet for Coverage Exemptions*, including a construction cost estimate (structural) from a qualified professional and fee.
- _____ 7. Site Plan (3 copies): Minimum 18" x 24" on blackline or blue line print paper showing the following:
 - _____ a. All property lines and setbacks.
 - _____ b. Map scale and north arrow
 - _____ c. Assessor's Parcel Number (APN) and property address
 - _____ d. Property owner's name
 - _____ e. Parcel size in square feet
 - _____ f. Best Management Practices (BMPs), BMP Certificate for existing development
 - _____ g. Topographic contour lines at 2' intervals
 - _____ h. High and low water lines (for lakefront parcels)
 - _____ i. TRPA verified land capability districts, including backshore and SEZ Zone setbacks (if available)
 - _____ j. Location and dimensions of existing and proposed structures
 - _____ k. Location of all easements (if applicable)
 - _____ l. Allowable land coverage by land capability district (if available)
 - _____ m. Existing and proposed land coverage calculations by land capability district (with breakdown of type of coverage, i.e. buildings, paving, etc.). Include overhang reductions and coverage exemptions.

- n. Proposed land coverage exemption calculations for non-permanent structures.

REPAIRS AND REMODELING

Exterior Structural Repair

Also include the checklist items for Grading and Excavation as applicable.

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist.
- _____ 2. Photographs showing existing conditions of structure.
- _____ 3. Existing use: _____
- _____ 4. Proposed use: _____
- _____ 5. Itemized structural cost list prepared by a qualified professional.

Metallic Roof Installation

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist.
- _____ 2. Proposed color and material samples along with value and chroma rating 0-4.

Structural Modifications required to comply with local building department and/or UBC standards

Also include the checklist items for Grading and Excavation as applicable.

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist.
- _____ 2. Existing use: _____
- _____ 3. Proposed use: _____
- _____ 4. Documentation from local building department requiring modification.
- _____ 5. If the activity involves a change in height, TRPA requires the submittal of accurately scaled elevation drawings showing existing and proposed height (see TRPA Development Standards, pg. 11).

Structural Remodels or Additions to Existing Buildings

Also include the checklist items for Grading and Excavation as applicable.

- _____ 1. Fire protection agency pre-approval. This requirement does not apply to some areas as indicated on the fire district maps available at TRPA offices and at www.trpa.org. Applicants must contact the reviewing fire agency for their individual requirements regarding plan submittal. Final plans (plans that have been reviewed and approved by TRPA or our partner agencies) are also subject to final approval from local fire protection district or department. Check with your local fire protection agency for their requirements.
- _____ 2. Completed application form with original property owner(s) signature(s) and checklist.
- _____ 3. Application Fee: Please refer to the filing fee schedule available at TRPA offices or online at www.trpa.org → "Permits and Documents" → under "Other Documents" → "Filing Fee Schedule" (275k pdf). Use the schedule to make the calculations on the attached Filing Fee Worksheet and submit full payment with this application.
- _____ 4. Proof of TRPA Land Capability Verification or IPES score (or assume worst case, 1% allowable land coverage).

- _____ 5. Site Plan (1 copy): Minimum 18" x 24" on blackline or blueline print paper showing the following:
- _____ a. All property lines and setbacks.
 - _____ b. Map scale and north arrow
 - _____ c. Assessor's Parcel Number (APN) and property address
 - _____ d. Property owner's name
 - _____ e. Parcel size in square feet
 - _____ f. Best Management Practices (BMPs), both temporary and permanent
 - _____ g. Topographic contour lines at 2' intervals
 - _____ h. TRPA verified backshore and Stream Environment Zone (SEZ) boundaries, including setbacks (if available)
 - _____ i. High and low water lines (for lakefront parcels)
 - _____ j. TRPA verified land capability districts (if available)
 - _____ k. Trees greater than 6" in diameter and rock outcroppings, trees to be removed indicated
 - _____ l. Location and dimensions of existing and proposed structures
 - _____ m. Driveway location and slope
 - _____ n. Edge of pavement at street(s)
 - _____ o. Location of all easements (if applicable)
 - _____ p. Allowable land coverage by land capability district (if available)
 - _____ q. Existing and proposed land coverage calculations by land capability district (with breakdown of type of coverage, i.e. buildings, paving, etc.). Include overhang reductions.
 - _____ r. Slope calculation across the building site
- _____ 6. Preliminary Building Elevations (existing and proposed) of all sides of the building(s) showing:
- _____ a. Finished floor elevations (with respect to contour elevations shown on the site plan)
 - _____ b. Elevation of the highest roof ridge and lowest elevation of foundation wall at natural grade.
 - _____ c. Roof pitch of each roof plane.
 - _____ d. Allowed and proposed height calculations.
 - _____ e. Drawing scale and view aspect.
 - _____ f. Existing and proposed building signs.
- _____ 7. Preliminary Floor Plans (existing and proposed) showing:
- _____ a. Scaled dimensions.

- _____ b. TRPA-approved wood or gas space and/or water heaters (if applicable).
- _____ c. All exterior entrances and exits.
- _____ d. Existing and proposed sinks, refrigerators and cooking facilities.
- _____ 8. Photograph(s) clearly showing the area where the addition will be placed.
- _____ 9. Photograph(s) showing existing paved access and parking.
- _____ 10. Existing use: _____
- _____ 11. Proposed use: _____
- _____ 12. Completed excess land coverage mitigation worksheet, including a construction cost estimate (structural) from a qualified professional and fee.
- _____ 13. BMP retrofit plan schedule (See *Master Checklist/Design Criteria and Guidelines*, page 59).
- _____ 14. Complete BMP spreadsheet that indicates the required infiltration facilities are sufficiently sized to handle a 20-year one-hour storm event. Please contact TRPA for a copy of this spreadsheet.

PERMANENT BMP INSTALLATION	COMPLETION DATE
Revegetation of Barren Areas	_____
Dripline Infiltration Trenches	_____
Driveway Infiltration:	
Swale/Slotted Drain	_____
Drywell	_____
Infiltration Trenches	_____
Parking Barriers	_____
Slope Stabilization Measures	_____
Other (please specify)	_____

TREE REMOVAL

Dead Tree Removal on Parcels Less than 5 Acres in an SEZ

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist to be reviewed by qualified forester.
- _____ 2. Copy of permit from appropriate state forestry agency and/or Lahontan Water Quality Control Board for the removal of dead tree(s) when applicable.
- _____ 3. Method of tree removal.

Dead Tree Removal larger than 24"/30" dbh within Conservation or Recreation Land Use Zones

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist to be reviewed by TRPA qualified forester.
- _____ 2. Copy of permit from appropriate state forestry agency and/or Lahontan Water Quality Control Board for the removal of dead tree(s) when applicable.
- _____ 3. Method of tree removal.

Dead Tree Removal on Parcels Greater than 5 Acres

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist.

- _____ 2. Copy of permit from appropriate state forestry agency and/or Lahontan Water Quality Control Board for the removal of dead tree(s) when applicable.
- _____ 3. Method of tree removal.

Live Tree Removal

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist.
- _____ 2. Copy of permit from appropriate state forestry agency and/or Lahontan Water Quality Control Board for the removal of live tree(s) when applicable.
- _____ 3. Method of tree removal.

OTHER ACTIVITIES

Mobile Home Replacement

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist.
- _____ 2. Photograph and dimensions of existing mobile home.
- _____ 3. Dimensions of replacement mobile home.

Changes in Operation

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist.
- _____ 2. Completed Change in Operation form (this form is not included in this packet; please request this form from TRPA).
- _____ 3. Site drawing showing location and dimensions of commercial or other space proposed for change in operation.
- _____ 4. Existing Use: _____
- _____ 5. Proposed Use: _____
- _____ 6. Air quality mitigation fee payable to TRPA (if applicable).

Outdoor Retail Sales

- _____ 1. Completed application form with original property owner(s) signature(s) and checklist.
- _____ 2. Photographs showing paved parking and sales area for customers/employees.
- _____ 3. Statement describing use, association with federal/state holiday, and duration of retail sales operation (six weeks maximum).

EXCESS LAND COVERAGE MITIGATION FEE WORKSHEET

If you don't know your allowable land coverage, assume allowable coverage of 1%.

1. Parcel size: _____ sq. ft.
2. Allowable land coverage: _____ sq. ft.

To calculate allowable land coverage, multiply your parcel size by the percent allowable land coverage.

Parcel size: _____ sq. ft. × Percent allowable land coverage: _____%

See your TRPA Land Capability Verification or Site Assessment for the percent allowable land coverage on your property. *If you have not completed a TRPA land capability verification or site assessment for your parcel, assume a worst case of 1% allowable land coverage.* If you have more than one land capability district on your parcel, calculate total allowable land coverage by multiplying the percent allowable for each land capability district by the area of each land capability district.

3. Existing land coverage: _____ sq. ft.
4. Excess land coverage: _____ sq. ft.

To calculate excess land coverage, subtract allowable land coverage from existing land coverage.

Existing land coverage: _____ sq. ft. – Allowable land coverage: _____ sq. ft.

If this number is zero or less, your parcel does not have excess land coverage, and no mitigation fee is required. If an excess coverage mitigation fee was previously paid on this property, you may reduce your total remaining excess land coverage. If the fee was paid prior to July 23, 2001, divide the amount of the previously paid excess coverage mitigation fee by \$5 per square foot. If the previous fee was paid between July 23, 2001 and May 21, 2006, divide the amount by \$6.50 per square foot if in California, and \$12.00 per square foot if in Nevada. Subtract that amount from your total excess land coverage to determine your remaining excess land coverage. For example, if your total excess land coverage is 100 s.f., and you previously paid an excess coverage mitigation fee of \$200 prior to July 23 2001, remaining excess land coverage is (100 – [200/5]) or 60 s.f.

5. Once you have determined the square footage of excess land coverage on your parcel, use the table below to determine which factor will be used to calculate the required mitigation fee.

Square Feet of Excess Coverage	Factor	Square Feet of Excess Coverage	Factor
400 or less	0.0006	11,001 - 15,000	0.0250
400 - 600	0.0012	15,001 - 18,000	0.0275
601 - 1,000	0.0025	18,001 - 21,780	0.0300
1,001 - 1,500	0.0050	21,781 - 43,560	0.0325
1,501 - 2,000	0.0075	43,561 - 65,340	0.0350
2,001 - 2,800	0.0100	65,341 - 87,120	0.0375
2,800 - 3,800	0.0125	87,121 - 108,900	0.0400
3,801 - 5,000	0.0150	108,901 - 130,680	0.0425
5,001 - 6,400	0.0175	130,680 - 152,460	0.0450
6,401 - 8,000	0.0200	152,461 - 174,240	0.0475
8,001 - 11,000	0.0225	174,241 or greater	0.0500

6. To calculate the excess land coverage mitigation fee, multiply the estimated project construction cost (only the materials to construct the bearing elements of a structure) by the appropriate factor from the table above, and divide by the mitigation factor of 8. The resulting number represents the square footage of land coverage that must be mitigated with this project. This number must then be multiplied by the coverage mitigation cost fee for the hydrologic area the project is in (see table below). Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

Incline - \$20.00	South Stateline (Nevada side) - \$15.00	Emerald Bay - \$8.50	Agate Bay (California side) - \$8.50
Marlette - \$12.00	South Stateline (California side) - \$6.50	McKinney Bay - \$8.50	Agate Bay (Nevada side) - \$18.00
Cave Rock - \$25.00	Upper Truckee - \$6.50	Tahoe City - \$8.50	

$\left[\left(\$ \frac{\text{Construction cost estimate (must be attached)}}{\text{Factor}} \right) \div 8 \right] \times \left(\frac{\text{Hydrologic area name}}{\text{Price/square foot}} \right) = \$ \frac{\text{Mitigation fee required}}{\text{Mitigation fee required}}$
--

100% EXCESS LAND COVERAGE MITIGATION FEE WORKSHEET FOR COVERAGE EXEMPTIONS

For use only with coverage exceptions that require all excess coverage to be mitigated.

1. Parcel size: _____ sq.ft.
2. Allowable land coverage: _____ sq.ft.

To calculate allowable land coverage, multiply your parcel size by the percent allowable land coverage.

Parcel size: _____ sq.ft. × Percent allowable land coverage: _____ %

See your TRPA Land Capability Verification or Site Assessment for the percent allowable land coverage on your property. If you have more than one land capability district on your parcel, calculate total allowable land coverage by multiplying the percent allowable for each land capability district by the area of each land capability district.

3. Existing land coverage: _____ sq.ft.
4. Excess land coverage: _____ sq.ft.

To calculate excess land coverage, subtract allowable land coverage from existing land coverage.

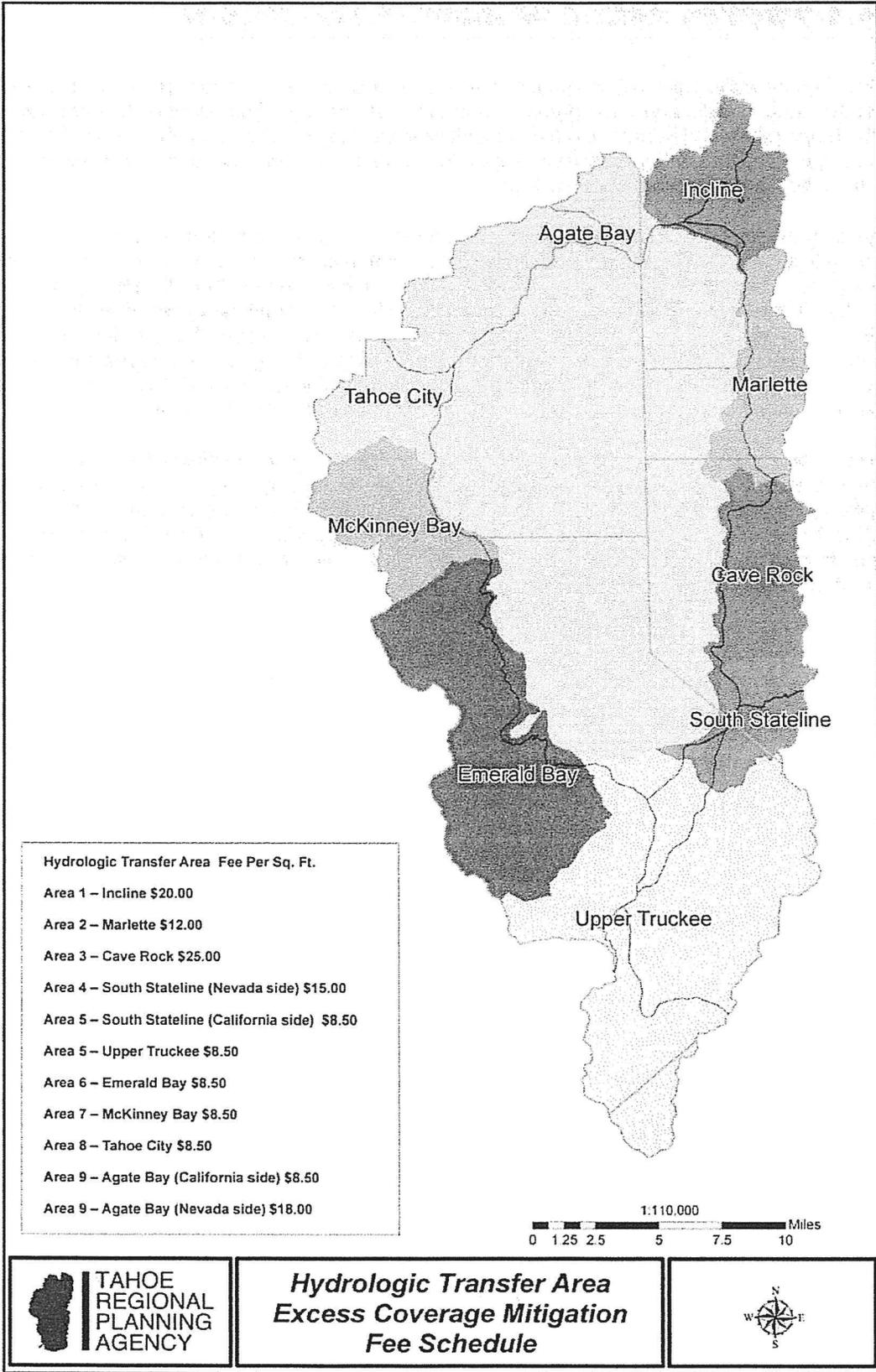
Existing land coverage: _____ sq.ft. – Allowable land coverage: _____ sq.ft.

If this number is zero or less, your parcel does not have excess land coverage, and no mitigation fee is required. If an excess coverage mitigation fee was previously paid on this property, you may reduce your total remaining excess land coverage by that amount. The cost per square foot of excess coverage has changed with changes in land costs across the Tahoe Basin, but the total square feet of coverage that may have previously been mitigated on your parcel has not. If you don't know that amount, you can search previous project files at TRPA or your local jurisdiction.

5. The number identified in item 4, above, less any previously mitigated excess coverage, is the amount of excess coverage that remains to be mitigated. You may either permanently remove and retire that amount of verified existing coverage from your parcel or project area, or you may pay a mitigation fee. To calculate the excess land coverage mitigation fee, the square footage of remaining excess land coverage is multiplied by the coverage mitigation cost fee for the hydrologic area in which the project is located (see table below).

_____	x	(_____ @ \$ _____)	=	\$ _____
Excess Land Coverage (sq. ft.)		Hydrologic area name Price/square foot		Mitigation fee required

Incline - \$20.00	South Stateline (Nevada side) - \$15.00	Emerald Bay - \$8.50	Agate Bay (California side) - \$8.50
Marlette - \$12.00	South Stateline (California side) - \$8.50	McKinney Bay - \$8.50	Agate Bay (Nevada side) - \$18.00
Cave Rock - \$25.00	Upper Truckee - \$8.50	Tahoe City - \$8.50	



TRPA-APPROVED RANGE OF EARTHTONE COLORS

The scenic beauty of the Lake Tahoe Region is widely recognized as a national treasure. The visual quality of the natural landscape is the primary contributor. As an area dependent on tourism, the appearance and aesthetic features of the communities in the Region take on an economic importance. TRPA's design standards and guidelines are intended to create and maintain community settings that are visually attractive to both visitors and residents.

For projects in established scenic areas and in the shorezone, proposed materials must be of an approved color. As well, all metallic roofs in the Tahoe Basin, whether in scenic areas or not, must be of non-glare, earthtone colors. The TRPA approved earthtone colors are based on the Munsell Color System. The colors in the Munsell system are arranged by three dimensions that combine to describe all colors and are known in the Munsell system as Hue, Value and Chroma. The hue notation of a color indicates its relation to red, yellow, green, blue, and purple; the value notation indicates its lightness; and the chroma notation indicates its strength or departure from a neutral of the same lightness. The TRPA-approved color ranges are based on colors in the Munsell system that approximate soil and plant tissue colors.

Munsell color brochures and books are available at TRPA offices. More detailed information about scenic quality review is available on the Scenic Page of our website at www.trpa.org. There is a list of resources at the bottom of that page that will help you determine if a property is in a scenic area and the threshold status of each scenic resource area around the lake. Refer to Appendix G of *TRPA's Design Review Guidelines* to help plan your project. All of these documents as well as customer assistance are also available at TRPA offices.