EGET 261 APPLICATION AND FINDING DOCUMENTS TO MAKE APPLICATION TRPA

TRPA HOLD UP: #5 1 /25

BREAKING NEW GROUND FOR THE TRPA CODE TO ACKNOWLEDGE ADA RESIDENTIAL NEEDS

JOHN MARSHALL TRPA ATTORNEY AND THE CONDITIONS HE IMPOSED TO GET ADDITIONAL COVERAGE.

LAND CAPABILITY CHALLEGE; HAD PARCEL AS A 1A (WORST) TRUTH IT IS A CLASS 4 AND 6. ALMOST WENT TO THE GOVERING BOARD UNDER APPEAL.

SENIOR PLANNER; BEFORE YOU MAKE APPLICATON YOU SHOULD KNOW THAT TRPA DOES NOT HAVE ANY CODE FOR ADA FOR RESIDENTIAL FINDINGS

FINDING AND APPLICATION DOCUMENTS NEEDED TO ASK FOR PROJECT REVIEW 19 SHEETS OF PLANS AND 261 PAGES OF NARRATIVE FOR FINDINGS. 90 DAYS TO REVIEW FOR COMPLETE, IF NOT COMPLETE THEN 10 DAYS TO RESPOND OR THE APPLICAION FEE IS MOSTLY KEPT BY TRPA.

NO PLANNER TO MEET WITH, ONLY WHAT IS CALLED: INTAKE TEAM. ONCE IT IS GIVEN A COMPLETE STATIS; 90 DAYS TO GIVE A PERMIT.



These are results for tahoe regional planning ada code Search instead for tahoe region planning ada code

Al Overview

Learn more

The Tahoe Regional Planning Agency (TRPA) and its member governments are responsible for implementing regulations that ensure compliance with the Americans with Disabilities Act (ADA). While TRPA's primary focus is regional planning related to land use, transportation, and environmental protection, they do have a role in ensuring compliance with the ADA within their jurisdiction.

Here's a more detailed look:

TRPA's Role in ADA Compliance:

Enforcing Regulations:

TRPA enforces regulations related to construction and development, including those that ensure <u>buildings</u> and <u>public spaces</u> are accessible to individuals with disabilities.

Regional Plan:

The TRPA's Regional Plan includes goals and policies that promote accessibility and inclusion for all residents and <u>visitors</u>, aligning with ADA principles. &

Working with Member Governments:

TRPA collaborates with the local governments (cities and counties) within the Tahoe Basin to ensure consistent enforcement of ADA regulations.

Specific Regulations:

TRPA's code may address specific aspects of ADA compliance, such as land coverage allowances for ADA-related infrastructure.

Key Considerations:

State and Local Laws:

Specific Regulations:

The details of ADA compliance can vary depending on the type of project and the specific requirements of the relevant codes.





Mail PO Box 5310 Stateline, NV 89449-5310 Location 128 Market Street Stateline, NV 89449 Contact Phone: 775-588-4547 Fax: 775-588-4527 www.trpa.gov

SINGLE FAMILY DWELLING PROJECT APPLICATION

. PROCESS FOR SUBMITTAL OF SINGLE-FAMILY DWELLING PROJECTS

- Step 1: Determine if your project needs a TRPA permit. Some activities may be considered "Exempt" or Qualified Exempt" from TRPA review. For more information, review the Exempt Activity Information Packet and the Qualified Exempt Activity Information Packet.
- Step 2: Gather information about your parcel. Visit the parcel tracker at parcels.laketahoeinfo.org to look up land capability, backshore boundary, IPES score, land coverage, BMP compliance status, allowable uses, local plan area statements, local fire agency, general permit records, etc. If your property does not have an IPES score (vacant lots only) or if land capability and land coverage have not been verified, you will first need to apply for a site assessment.
- Step 3: Review rules related to land coverage, height, BMPs, etc. in the TRPA Code of Ordinances.
- Step 4: Check to see if your property is located within the FEMA 100-year floodplain. Additional development, grading, and filling of lands within the floodplain are prohibited.
- Step 5: Historic Determination. If the existing residence is greater than 50 years in age, you will first need to apply for a historic determination to determine if your property is an eligible historic resource.
- Step 6: Determine whether your application can be submitted to your local building department or TRPA.
- Step 7: Obtain a Building Allocation from your local building department (for new construction only). TRPA requires evidence that an allocation has been assigned to your property at time of application. You may also transfer/convert a development right to the parcel in lieu of an allocation. Please see the Conversion Application Packet for further explanation on this process.
- Step 8: Prepare existing and proposed site plans, floor plans, and elevation drawings. The application checklist lists all elements that must be included on these plans.
- Step 9: For lakefront properties, prepare a scenic assessment to be submitted with your application. More information and instructions can be found in the baseline scenic assessment information packet.
- Step 10: Determine level of review. Some residential projects will require additional review beyond staff level. Hearings Officer review requires public hearing and notification to affected property owners.

 Hearings Officer: Changes, expansion or intensifications of special uses, and any addition/ modification to a designated historic resources or historic district.
- Step 11: Complete the application, determine your application fees, gather all required checklist items, and submit the application online at www.trpa.gov. You will be required to upload the application, site plans, and all supporting documentation.
- Step 12: Work with a Planner. Once your application is received it will be assigned to a Planner for review. The Planner will complete the initial review within 30 days and will let you know if addition information is needed.
- Step 13: Receive your conditional permit. Upon completion of review, a conditional permit will be issued with conditions that must be satisfied before the permit can be "acknowledged" (i.e. finalized).

Construction may not begin until these conditions are met, the permit is signed, and the plans are stamped. Such conditions may include revisions to plans, payment of fees and a security deposit, or submittal of additional information. Once you have met all the conditions, contact your Planner to set up an appointment to acknowledge the permit.

- Step 14: Request a Pre-grade Inspection. This is an on-site meeting between the TRPA Compliance Inspector and homeowner/contractor to review the installation of construction BMPs, go over permit conditions, and discuss general construction practices. All construction projects, except for work that is exempt or qualified exempt, require a pre-grade inspection.
- Step 15: Request a Final Inspection. Once you have completed construction (including revegetation, BMPS, etc.), the Compliance Inspector will inspect the project to ensure all permit conditions have been met. The security deposit will be released once the project passes final inspection.



Mail PO Box 5310 Stateline, NV 89449-5310 Location 128 Market Street Stateline, NV 89449 Contact Phone: 775-588-4547 Fax: 775-588-4527 www.trpa.gov

SINGLE FAMILY DWELLING APPLICATION

New Construction Rebuild/Addition/Modification Plan Revision
Applicant Nr. and Mrs Eget
Mailing Address 26 State Rt. 28 #205 City Ceystal Bay State Nv.
Zip Code 89402 Email jeff@omristeel.com Phone 213-703-1000
Representative or Agent Wayne Ford Residential Dssign
Mailing Address P.O.Box 4775 City Incline Vill State nv.
Mailing Address P.O.Box 4775 City Incline Vill State nv. Zip Code 89450 Email vahoo.com Phone 775-772-2495
Owner Same as Applicant
Mailing Address City State
Zip Code Email Phone
Project Location/Assessor's Parcel Number (APN) 123-136-02
Street Address 45 E_Tuscarora Rd.
County: Washoe Previous APN(s)
Local Plan: Crystal Bay Regulatory Zone
Property Restrictions/Easements (List any deed restrictions, easements or other restrictions below in the space provided.) ■ None
I hereby declare under penalty of perjury that all property restrictions and easements have been fully disclosed. Initial here:
Brief Project Description: Project: Add new entry system and ADA Garage with living above and below. Add access ramp room/library. Connect to existing residence. Remodel existing porch. Change to living area, mud room. Add decks off of new structure. Provide emergency parking for EMS off of Tuscarora Raod.
Is this parcel visible from a designated TRPA Scenic Resource Area? □ No □ Yes, visible from
Roadway Unit #
Scenic Unit #

Bicycle and Pedestrian Facilities: Are there existing or proposed public bicycle or pedestrian path(s) within 75 feet of the project area (bike paths, lanes, routes, or sidewalks)? ☐ Yes ☒ No

APPLICATION SIGNATURES

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:		
Owner or Person Paparing Application	At County	Date: 2 3 2 9
AUTHORIZATION FOR REPRESENTATION:		
Complete this section only if an agent or consu	ultant is submitting this application on bel	half of the property owner.
The following person(s) own the subject proper sufficient interest therein (such as a power of	erty (Assessor's Parcel Number(s) 12.3 attorney) to make application to TRPA:	-36-12) or have
Print Owner(s) Name(s):		
I/We authorize	or the subject property and agree to be required by TRPA beyond that submit that submit is ation shall not be effective until receip ormation or representation submitted in opposed or take other appropriate action.	tted by my representative, to review of written notification of same by connection with this application be I further accept that if this project is
		Date:
FOR OFFICE USE ONLY		
	File Number:	<u>-</u>
Date Received:	Received By:	
Filing Fee: \$	Receipt No.:	

APPLICATION CHECKLISTS

NOTE: APPLICATIONS MISSING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED ADDITIONAL INFORMATION MAY BE REQUIRED IN ORDER TO REVIEW YOUR PROJECT

- Completed and signed application form
- □ Detailed project description
- Results of Historic Determination, if structure greater than 50 years in age
- **阅** Results of Soils Hydrologic application, if excavating deeper than 5 feet
- Applicable findings with explanation and rationale
- Proof of verified Land Capability or IPES score
- Proof of verified land coverage
- Photographs of existing site conditions
- $_{
 m NA}\Box$ Evidence that a building allocation has been issued by the local jurisdiction or a Residential Unit of Use will be transferred to the site and/or converted (new construction only)
 - Restoration plan if project includes coverage relocation or removal
 - ② One copy of the existing and proposed site plan (preferred size 24" x 36") showing the following:
 - Property lines, easements, building setbacks, parcel area in square feet
 - Map scale and north arrow
 - Assessor's Parcel Number (APN), property address and property owner(s) name(s)
 - Driveway, driveway slope, and edge of pavement at street
 - Verified land capability districts or IPES score summary
 - Nao Verified backshore and Stream Environment Zones (SEZ) boundaries and setback(s) boundary and high/low water lines (for lakefront only)
 - NAO Limits of 100-year floodplain, if applicable
 - lpha All existing and proposed development including overhang coverage reductions at 3:1
 - Coverage calculations (existing, proposed, allowable) broken down by land capability district and type (i.e. buildings, decks, walks, etc.)
 - Area of modified floor area covered by a roof (square footage)
 - ▼ Trees greater than 14" dbh and rock outcrops
 - Existing and proposed topographic contour lines at 2-foot intervals
 - Construction staging area

- BMP calculation spreadsheet (in color)
- Existing and proposed BMPs
- ox Temporary construction BMPs
- NA o Engineered stamp for any retaining wall exceeding 3 feet

☐ Grading Plan:

- Total cut and fill in cubic yards, indicate the maximum depth of excavation (for excavation greater than 5 feet, a soils/hydrologic approval is required)
- Location of all existing and proposed utilities

X Existing and Proposed Building Elevations showing:

- p Finish floor elevations with respect to contour elevations on site plan
- Drawing scale and view aspect
- Roof pitch of each roof plane and the slope across the building site (if more than one roof pitch, provide a roof plan)
- X Allowed and proposed height calculations
- 🔉 Elevation of the highest roof ridge and lowest elevation of foundation wall at natural grade
- R Elevation of the bottom of foundation or support footing (if new)
- No Outline of existing grade vs. finished grade

Z Existing and Proposed Floor Plans showing:

- x Scaled dimensions
- x All exterior entrances/exits
- NAO TRPA-approved wood stove, fireplace, space and water heaters

NA Scenic Information (if visible from scenic resource area):

- o Photos taken from the scenic resource area
- Color and material samples for all structures, labeled with the corresponding Munsell color numbers
- o Landscape plan
- Lakefront project only: (see Baseline Scenic Application/Appendix H for more information)
 - Scenic Assessment contrast rating score worksheet/spreadsheet
 - One (1) copy of the Elevation drawings of all existing structures (buildings, walls, fences, etc.) for any façade facing Lake Tahoe
 - One (1) copy of the Elevation Outline or Equivalent

Noticing materials for projects requiring Hearings Officer/Governing Board Review (i.e. special use, historic resource, etc.)

- № List of names, addresses, and APNs of property owners within 300' of the project area perimeter
- x Stamped, addressed envelopes to the same (mailing addresses) with no return address
- ☼ One (1) set of 8 ½" x 11' plan reductions of site plan, elevations, and floor plans

APPLICATION CHECK LIST NARRATIVE

APPLICATION CHECKLIST; EGET ADDITION/REMODEL 45 EAST TUSCARORA ROAD CRYSTAL BAY, NEVADA 89451 ASSESSORS PARCEL NUMBER (APN) 123-136-02

Fire protection agency pre-approval

See sheet A6 of Architectural Documents NLTFPD Stamp

Completed and signed application form

See page 4 of 6 of application

Application project description

IT fee	= \$ 143
Storm Water fee	= \$ 158
\$1.63 sf X 3,395 sf under roof = 5,534	\$5,534
Areas Calculated Under Roof	

Total \$5835

Note Hearing Officer Hold Harmless in place 12/20/1999 Recording Number 2407627 See TRPA Record Attached.

Detailed Project Description

The existing residence has a entry porch area that is to be converted to living space/mud room. The current garage, one car detached will be removed and the coverage transferred to a new garage off of Teresa Court. This garage will meet ADA requirements for a two car garage, attached. The area in the garage will allow of ADA Wheelchair access. A new entry system will be added at Teresa Count and it will proved access to living above and below the garage. In that system will be a elevator that allows access to all levels. The lowest level will have a attached ramp room/library that allows access to the existing restored 1936 residence below on the property. Decks will be added to the new two level, with a basement structure.

A emergency parking area will be provided for first responders. This will be on Tuscarora Road. This parking area has direct access to the attached ramp room that allows for access to the lower part of the existing residence.

Finally the current residence does not allow for access for laundry room facilities, The new living area below the new garage will have elevator /wheelchair access to a laundry room facilities under the garage. Note the ramp room/library systems has a floor slope of 8% for wheel chair use.

Note See Architectural Sheets A2 and A3.

Square Footage	Convert porch to living area	200 sf
-4	Add garage	570 sf
	Entry	324 sf
	Add living area above garage	875 sf
	Add basement below garage	807 sf
	Add ramp room/library	619 sf
	New Living Area Proposed Existing Residence	3,395 sf* 982 sf
	, and the second	
	Total Structural Area of Project	4,377 sf
	*New TRPA under roof area Decks 522 sf . Porch at entry 126 sf.	3,395 sf

Results of Historic Determination, if structure greater than 50 years in age.

Previous approval for home remodel and living area expansion. Don Ensminger TRPA Executive Director Designee . 2/29/17.finding that the home was not historic. Not on the Architectural Inventory if Selected Buildings Located within the Nevada Portion of the Lake Tahoe Basin Phase 1. December 2011. See attached. (DE /Don Ensminger was under the MOU between Washoe County and TRPA)

Results of Soils Hydrologic application, if excavation deeper than 5 feet

See attached Soil Hydrologic Investigation-Waiver June 12,2017 Aly Borawski TRPA. TRPA file number LCAP2017-0115

Applicable Findings with explanation and rationale

See attached findings documents and index.

Proof of verified Land Capability or IPES score

Eget land Capability Challenge
45 East Tuscarora Road, Washoe County Nevada
Assessor's Parcel Number 123-136-02 TRPA File Number LCAP2020-0422
Allowed Coverage 2,266. See special conditions per agreement with TRPA under
ADA transfer of coverage. Declaration of Robert J. Angres. ESQ. In Support of Eget
Application. Transfer of 596 Sf from Nevada State Lands. Total allowed 2266 sf + 596 = 2862 SF
Use of Land Coverage Exemptions Applied. 9/20/24

Proof of Verified land coverage

Architectural Sheet A5 stamped by DE/Don Ensminger TRPA Executive Directors Designee.

Photographs of existing site conditions

Attached photos and Architectural Sheet AO

Evidence that a building allocation has been issued by the local jurisdiction or a Residential Unit of Use will be transferred to the site and/or converted (new construction only)

Attached Assessor's Record Residence built in 1936

Restoration Plan if project includes coverage relocation or removal

Architectural Sheet A16 Detail "R".

One copy of the existing and proposed site plan (preferred size 24° X 36°) showing the following :

Property Lines, easements, building setbacks, parcel area in square feet

All site plans, no easements recorded

Map Scale and north arrow

All site plans

Assessor's Parcel Number (APN), property address and property owner(s) name(s).

All Architectural Sheets in title block

Driveway, driveway slope, and edge of pavement at street.

Verified land capability districts of IPES score summary

Sheet A4 Stamp by TRPA for districts. Combined Coverage from each district based on parcel is less than 1/3 acre.

Verified backshore and Stream Environment Zones(SEZ) boundaries and setback(s) boundary and high/low water lines(for lakefront only)

Na.= Not applicable

Limits of 100 year floodplain, if applicable.

Na.

All existing and proposed development including overhang coverage reductions at 3:1

See Sheet A16

Coverage Calculations(existing and proposed, allowable) broken down by land capability districts and type(i.e. Buildings,decks,walks etc.)

Sheet A16

Area of modified floor area covered by a roof (square footage)

Application under Detailed Project Description. See Sheet AO

Trees greater than 14" dbh and rock outcrops

All site plans

Existing and proposed topographic contours lines at 2 -foot intervals

Constructions staging area.

Sheet A12

Best Management Practices (BMP) plan:

BMP calculation spreadsheet (in color)

See attached in color / See Sheet A12

Existing and proposed BMP's

See Architectural Plans Sheet

Temporary construction BMP's

See Architectural Sheet A12

Engineered Stamp for any retaining wall exceeding 3 feet

Engineer of Record Jeff Harrell see letter.

Grading Plan:

Total cut and fill in cubic yards, indicate the maximum depth of excavation (for excavation greater than 5 feet, a soils/hydrologic approval is required.

See Architectural Sheet A3 grading plan Soils Hydrologic Investigation 2017 LCAP2017-0115

Location of all existing and proposed utilities

Architectural Sheet A7

Existing and Proposed Building Elevations showing:

Finish floor elevation with respect to contour elevations on site plan

Architectural Sheets AO, A3 and A17

Drawing scale and view aspect

All elevations AO, A3, and A17 of Architectural Sheets

Roof Pitch or each roof plane and the slope across the building site (if more than one roof pitch provide a roof plan)

Architectural Sheet A3

Allowed and proposed height calculations

Architectural Sheets A3 and A17

Note: Sheet A3 Project submitted under two segment code.

Elevation of the bottom of foundation or support footing (if new)

Architectural Sheets A3 and A17

Outline of existing grade vs. finish grade.

See Architectural Sheet A3.

Existing and Proposed Floor Plans showing:

Scaled dimensions

Architectural Sheets A1 and A2

Note: Sheet A18 ADA requirements for new garage, entry, ramp room/library and emergency parking off of Tuscarora Road.

All exterior entrances/exits

Sheets A1, A2 and A18

TRPA approved wood stove, fireplace, space and water heaters.

Heat and Glow Gas Fireplace. Water heater Gas on Demand system. See Attached Specifications . Sheet A2 upper and basement floor plans

Scenic Information (if visible from scenic resource area):

NA= Note applicable

Photos taken from the scenic resource area

Color and material samples for all structures, labeled with corresponding Munsell color numbers

In keeping the materials and colors available in 1936 a color scheme has been set in place, see sheet A17. See Munsell notations. See photos of existing residence.

Landscape Plan

See Sheet A16 Detail "R"

Lakefront project only: (see Baseline Scenic Application/Appendix H for information.

Not Applicable . Reductions Provide as a courtesy to TRPA. See attached.

Scenic Assessment contrast rating worksheet/spreadsheet.

One (1) copy of the elevation drawings of all existing structures (buildings, wall, fences etc.) for any facade facing Lake Tahoe.

One (1) set of 81/2" X 11" plan reductions of site plan, elevation, and floor plans.

APPLICATION EXHIBITS

INDEX FOR APPLICATION DOCUMENTS

EXHIBITS: INDEX

- 1= Legal Agreement from John Marshall Counsel for TRPA. Email of support for coverage transfer from John James NLTFPD/Safety R.J. Angres ESQ, Declaration of conditions for transfer and findings of need.
- 2= Hold Harmless on record for TRPA and the site for avalanche concerns
- 3= Assessors record / TRPA Zoning Setbacks Washoe County Variance for hardship finding under the NRS / setbacks changed WPVAR23-0002 (Eget)
- 4= Existing Site Conditions / See sheet A0 for front elevation (restored)
- 5= Class 4 and 6; Land Coverage Exemption Information Packed applied for condition that all coverage must be applied in the most expedient manner.
- 6= Minimum structure area under the IRC for a structure to be called a room.
- 7= LCAP2020-0422 April 17, 2022 Davis Earth Scientist Soils Report.
- 8= TRPA Soils Hydrologic Investigation LCAP2017-0115 12 foot cut allowed
- 9= Historic Review. Not listed in review and found under TRPA permits in 2017 to not be a historic residence.
- 10=Gas Appliance Selected
- 11=Tankless Water Heater / Natural Gas. Other floor heat systems gas and elect.
- 12=BMP Calculation Spread Sheet / Color
- 13= Structural Engineer Retained All site walls less than 3 feet. See BMP sheets.
- 14= Tree Removal Permit for dangerous tree.
- 15= Plan Reductions.

Legal agreement from John Marsall Counsel for TRPA Email of support for coverage transfer from John James Fire Marshall NLTFPD.

Declaration of Conditions of transfer of coverage and finding needed. Life and Safety / ADA Angres ESQ. Attorney for applicant.

1	DECLARATION OF ROBERT J. ANGRES, ESQ, IN SUPPORT OF EGET
2	APPLICATION State of Nevada)
3) ss County of Washoe)
4	I, Robert J. Angres, do hereby declare under penalty of perjury under the laws of the
5	State of Nevada, that the following assertions are true to the best of my personal
6	knowledge and belief and that I affirmatively state that I am competent to attest to the
7	matters stated herein:
8	That I am an attorney licensed to practice law in three jurisdictions and before numerous
9	Federal Courts and the Supreme Court of the United States. Presently I am actively
10	practicing only in Nevada.
11	That I have represented Jeffery D. Eget regarding his property at 45 E. Tuscarora, Crystal
12	Bay, Nevada since March 14, 2017.
13	That over the years I became familiar with the evolving status of Mrs. Marina Eget's
14	Parkinson's disease and assisted in the effort to find solutions to provide safe living
15	conditions for the Egets in their beloved historic cabin on Tuscarora.
16	Working with Mr. Eget, Wayne Ford, Residential Designer and various governmenta
17	entities, a sufficiently large and functional garage was designed to provide the necessary
18	space to accommodate a vehicle with wheelchair capability, along with an elevator and
19	covered walkway to permit Mrs. Eget to employ safe parking and ingress and egress to
20	their cabin.
21	After several years of arduous effort to obtain approvals, the last piece of the puzzle was to
22	petition TPRA to permit the crucially necessary transfer of coverage permitted under the
23	TRPA code pertaining to the provisions of the Americans with Disabilities Act.
24	Faced with a very serious life/safety circumstance with respect to 45 E. Tuscarora in
25	particular and the approaches to Theresa Lane and Tuscarora (where emergency vehicles
26	and others would routinely slide down uncontrollably on the ice that routinely forms or
27	

those roads in Winter) this Declarant worked assiduously with the Fire Marshal and Fire

- 1 Chief of the North Lake Tahoe Fire Protection District to assess what was feasible and
- 2 necessary to optimize its emergency services to those it served and particularly with
- 3 respect to accessing 45 E. Tuscarora.
- 4 There was a series of events and experiences which impressed this Declarant that TRPA
- 5 counsel was somehow not comprehending the seriousness of the medical or geographical
- 6 challenges faced by the Egets (despite proffering substantial evidence and the palpable
- 7 proof represented by the substantial expense contemplated for the garage and ADA
- 8 aspects of the design) and numerous unexpected obstacles were procedurally and
- 9 substantively placed in the way, including, but not limited to, scheduling a meeting at TRPA
- 10 offices with the Eget team arriving only to find that a key TRPA staff member was not in
- 11 attendance and there was "no room" for a visual presentation by Wayne Ford on behalf of
- 12 Mr. Eget.

13

- The most glaring of these obstacles was when TRPA counsel insisted that a
- 15 communication in writing be obtained from the Fire Marshal attesting to the need for the
- safety of NLTFPD personnel to have the parking pad for their emergency vehicles
- (which would be pursuant to the TRPA transfer of coverage for ADA and life/safety
- purposes). On November 22, 2022, when Fire Marshal John James wrote:

19

- This e-mail confirms that the additional coverage makes ingress and egress safer for emergency responders.
- After conducting a site visit and review of proposed plans for 45 E. Tuscarora 123-136-
- 22 O2 Crystal Bay, NV 89402. The North Lake Tahoe Fire Protection District concurs that the proposed improvements would positively impact options for our personnel in case of
- 23 an emergency. This determination is the based on unique topography and disabilities currently effecting the occupants in case of an emergency.

- NLTFPD recommends conditioning signage and striping to identify the area as reserved for emergency staging only and it be kept clear of obstructions at all times, at the area shown below.
- TRPA counsel rejected the language stating that NLTFPD did not say it was necessary or required for their safety. Mr. James consulted with his Chief Ryan Sommers, and returned

- 1 with the language insisted upon by TRPA counsel. The following was immediately
- 2 forwarded to TRPA counsel.
- 3 From: **John James** <<u>ijiames@nltfpd.net</u>>
 - Date: Wed, Nov 2, 2022 at 4:27 PM
- Subject: 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402 NLTFPD confirms that
- the additional coverage makes ingress and egress safer for emergency responders
 To: Robert Angres <<u>riangres@gmail.com</u>>
- Good Afternoon Mr. Angres,
- After conducting a site visit and review of proposed plans for 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402. The North Lake Tahoe Fire Protection District concurs that
- 9 the proposed improvements would positively impact options for our personnel in case of an emergency. This determination is the based on unique topography and disabilities
- 10 currently effecting the occupants in case of an emergency.
- This e-mail confirms that the additional coverage requested by the residents of 45 E. Tuscarora is <u>required</u> in order to make ingress and egress safe for emergency
- $^{-13}$ responders. (emphasis added)
- 14 NLTFPD recommends conditioning signage and striping to identify the area as reserved for emergency staging only and it be kept clear of obstructions at all times, at the area
- 15 shown below.
- 16 John James Fire Marshal

6

- 17 Office: 775 831-0351 x 8131 | Cell: 775.413.9344
 - Email: <u>jjames@nltfpd.net</u>
- 18 866 Oriole Way | Incline Village | NV 89451
- Nine minutes later, this Declarant forwarded the above email from the Fire Marshal containing the conforming language insisted upon by TRPA counsel to John Marshall,
- Julie Roll, Wendy Jeppson and Katherine Huston.
- 22 Robert Angres <rjangres@gmail.com> Nov 2, 2022, 4:36 PM
- 23 to John, Julie, John, Wendy, Katherine, bcc: Jeff, bcc: Wayne
- The pending hearing before the board was vacated and no further communications were
- received by anyone on the Eget team, including this Declarant, from TRPA counsel or staff
- on this issue.
- Despite all of the challenges placed before the Egets, such challenges were met and the

1	record is clear. It was further the understanding of Eget with TRPA and their counsel that		
2	the use of the additional coverage permitted for those issues pertaining to life/safety/ADA		
3	would not be able to continue to be used if Eget changed the use of the parcel by		
4	demolishing the permitted structures for which the transfer of coverage had been allowed.		
5	In such a case it is understood that the transferred coverage would return to the "bank" and		
6	be susceptible of use on another project approved by TRPA.		
7	Between the efforts of this office and the tireless work of Wayne Ford, each indicia of the		
8	requirements for this permit have been met on both the TRPA and County level.		
9	Further your declarant sayeth naught.		
10	THE UNDERSIGNED AFFIRMS THAT THIS DOCUMENT DOES NOT CONTAIN		
11	THE SOCIAL SECURITY NUMBER OF ANY PERSON.		
12	Dated this day of December, 2024.		
13	_/s/Robert J. Angres_		
14	Robert J. Angres, Esq.		
15			
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27			

Fwd: 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402 - NLTFPD confirms that the additional coverage makes ingress and egress safer for emergency responders

From: Robert Angres (rjangres@gmail.com)

To: waynefordresidentialdesigner@yahoo.com; jeff@omnisteel.com

Date: Friday, August 16, 2024 at 12:59 PM PDT

it was Tuesday August 30, 2022

----- Forwarded message -----

From: Robert Angres <ri>gangres@gmail com></ri>

Date: Wed, Nov 2, 2022 at 4:36 PM

Subject: Fwd: 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402 - NLTFPD confirms that the additional

coverage makes ingress and egress safer for emergency responders

To: John Marshall <jmarshall@trpa.gov>, Julie Roll <jroll@trpa.gov>, John Hester <jhester@trpa.gov>,

Wendy Jepson <wjepson@trpa.gov>, Katherine Huston <khuston@trpa.gov>

Dear John, I forwarded your concerns about inconclusive language to the the fire marshal and happily received this email below, containing the language you stated was needed to make the required finding:

This e-mail confirms that the additional coverage requested by the residents of 45 E. Tuscarora is required in order to make ingress and egress safe for emergency responders.

I trust that we can move forward now in good faith to get relief for the Egets at Tuscarora and obviate further expense and dissension. Please confirm. thank you, rja

------ Forwarded message ------From: John James <jjames@nltfpd.net>
Date: Wed, Nov 2, 2022 at 4:27 PM

Subject: 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402 - NLTFPD confirms that the additional coverage

makes ingress and egress safer for emergency responders

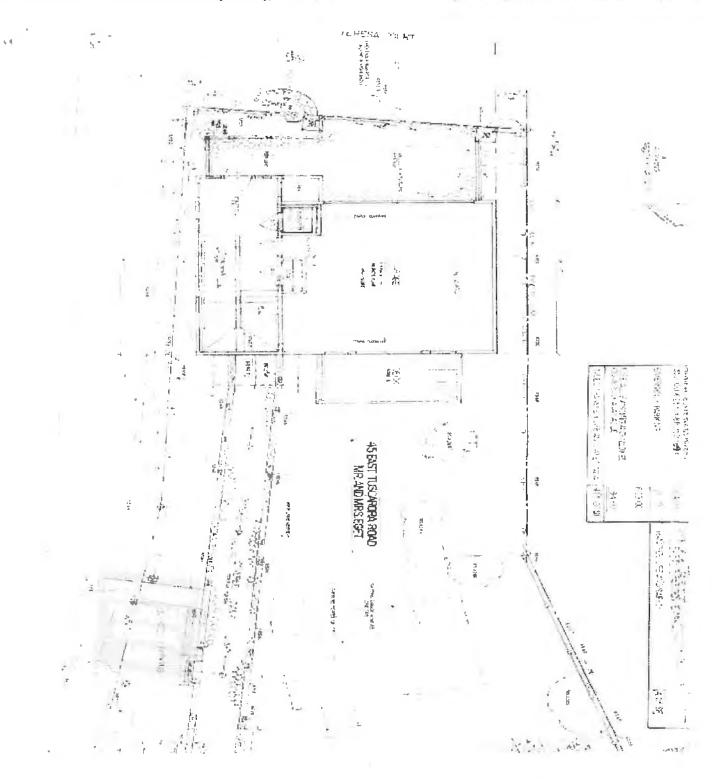
To: Robert Angres <ri>angres@gmail.com>

Good Afternoon Mr. Angres,

proposed improvements would positively impact options for our personnel in case of an emergency. This determination is the based on unique topography and disabilities currently effecting the occupants in case of an emergency.

This e-mail confirms that the additional coverage requested by the residents of 45 E. Tuscarora is required in order to make ingress and egress safe for emergency responders.

NLTFPD recommends conditioning signage and striping to identify the area as reserved for emergency staging only and it be kept clear of obstructions at all times, at the area shown below.





John James Fire Marshat

Office: 775 831-0351 x 8131 | Cell: 775.413.9344

Email: jjames@nltfpd.net 866 Oriole Way | Incline Village | NV 89451



Re: some additional thoughts per our meeting today

From: Robert Angres (rjangres@gmail.com)

To: jmarshall@trpa.gov

Cc: wjepson@trpa.gov; jroll@trpa.gov; jhester@trpa.gov; khuston@trpa.gov

Bcc: waynefordresidentialdesigner@yahoo.com

Date: Saturday, September 3, 2022 at 06:58 PM PDT

Dear John, in light of your suggested path with NLTFPD, Mr. and Mrs. Eget request to postpone the meeting and be placed on the agenda for December 14, 2022. I am hopeful we can follow your lead and achieve an accord as to both the transfer of coverage and supported rationale prior to that time. thank you, rja

On Fri, Sep 2, 2022 at 1:20 PM John Marshall John Marshall <pr

Thank you for your and your clients' time this week regarding the ability to transfer in an additional 425 sq. feet of coverage for the occupants' accessibility accommodations. TRPA could make the appropriate findings to allow for additional transfer if (1) supported by a letter from the appropriate fire department stating the proposed improvements are required for safe access for their personnel in case of an emergency, (2) the amount requested is the minimum necessary, and (3) all reasonable available onsite coverage on site is relocated for this purpose. Since no application is on file for the transfer of coverage or project, this guidance is generic only and does not constitute an approval or decision regarding your particular proposed improvements.

Please let me know if you intend to pursue your appeal of the Land Capability Challenge determination (LCAP2020-0422) in light of this response.

John

John L. Marshall

General Counsel

(775) 303-4882 · jmarshall@trpa.gov

Fwd: 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402 - NLTFPD confirms that the additional coverage makes ingress and egress safer for emergency responders

From: Robert Angres (rjangres@gmail.com)

To: waynefordresidentialdesigner@yahoo.com; jeff@omnisteel.com

Date: Friday, August 16, 2024 at 12:59 PM PDT

it was Tuesday August 30, 2022

------ Forwarded message ------

From: Robert Angres <ri>rjangres@gmail.com></ri>

Date: Wed, Nov 2, 2022 at 4:36 PM

Subject: Fwd: 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402 - NLTFPD confirms that the additional

coverage makes ingress and egress safer for emergency responders

To: John Marshall < jmarshall@trpa.gov >, Julie Roll < jroll@trpa.gov >, John Hester < jhester@trpa.gov >,

Wendy Jepson <wJepson@trpa.gov>, Katherine Huston <khuston@trpa.gov>

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NLTFPD recommends conditioning signage and striping to identify the area as reserved for emergency staging only and it be kept clear of obstructions at all times, at the area shown below.

Hold Harmless on record for TRPA and he site for avalanche concerns

DEED RESTRICTIONS

Please note that this may not be a complete list of all deed restrictions or o restrictions.

Currently viewing 1 of 1 Deed Restrictions

Recording Date	Recording Number	Description
From: To:		
12/20/1999	2407627	Hold harmless and indemnify the TRPA as

the restrictions for this parcel. A title report may sh gainst all losses due to parcel location in avalanche danger area.

Please note that this may not be a complete list of all deed restrictions or other restrictions for this parcel. A title rep

Currently viewing 1 of 1 Deed Restrictions

Recording Date	Recording Number	Description
From: To:		
12/20/1999	2407627	Hold harmless and indemnify the TRPA against all losses due to parcel location in avalanche d

ort may snow further restrictions.

Download Table



Assessors Record. TRPA Zoning/ Plan Area Variance Approved by Washoe County. Normal Setbacks: Modified by Variance due to exceptional hardship due to the property shape. Hardship due to exceptional hardship of Tuscarora Road



Board of Adjustment Action Order

Variance Case Number WPVAR23-0002 (Eget)

Decision: Approval with Conditions

Decision Date: June 1, 2023
Mailing/Filing Date: June 5, 2023

Applicant: Wayne Ford

Staff Planner: Courtney Weiche, Senior Planner

Phone: 775.328.3608

E-Mail: cweiche@washoecounty.gov

Variance Case Number WPVAR23-0002 (Eget) — For hearing, discussion, and possible action to approve a variance to vary two (2) front yard setbacks from 20' to 4' and 1' 6", and a side yard setback from 5' to 3' to construct a garage with living space and to increase the maximum height of a front yard fence from 4' to 6'.

Applicant: Wayne Ford

Property Owner: Jeffery D Eget 1990 Trust
Location: 45 E. Tuscarora Road

APN: 123-36-02
Parcel Size: .197 acres
Master Plan: Crystal Bay
Regulatory Zone: Crystal Bay
Area Plan: Tahoe

Development Code: Authorized in Article 804, Variances

• Commission District: 1 - Commissioner Hill

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 804, Variances. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. The action was based on the following findings in accordance with Washoe County Code Section 110.804.25:

(a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;



The project approved under Variance Case Number WPVAR23-0003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 1, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

<u>Unless otherwise specified</u>, all conditions related to the approval of this variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

 The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

To: Wayne Ford
Subject: WPVAR23-0002
Mailing Date: June 5, 2023
Page: Page 2 of 2

- (b) <u>No Detriment.</u> The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) <u>No Special Privileges.</u> The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
- (d) <u>Use Authorized.</u> The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department Planning and Building Division

Trevor Lloyd

Trevor Lloyd

Secretary to the Board of Adjustment

TL/CW/AA

Attachments: Conditions of Approval

Applicant: Wayne Ford.,

waynefordresidentialdesigner@yahoo.com

Owner: Jeffrey Eget.,

jeff@omnisteel.com

Representative: Robert Agnes.,

jangres@gmail.com

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's

Office: Rigo Lopez, Assessor's Office; Tahoe Regional Planning

Agency;

Deft work

Section 110.220.245 Crystal Bay Regulatory Zone

Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential	1 Cinic	
Single Family Dwelling	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110,220,85
Public Service		
Local Public Health and Safety Facilities	S	
Transit Stations	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Recreation		
Riding and Hiking Trails	A	
Resource Manageme		
Reforestation	Α	
Sanitation Salvage Cut	A	
Special Cut	Α	
hinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	А	
Fire Detection and Suppression	A	
Fuels Management/Treatment	A	
Insect and Disease Suppression	Α	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	

SHOREZONE - TOLERANCE DISTRICT 3

The following structures may be permitted in the shorezone as an allowed (A) or special (S) use only if they are accessory to an existing allowed use located on the same or adjoining littoral parcel.

Section 110.220.250 Crystal Bay Regulatory Zone Special Policies. The following special policies will be implemented in the Crystal Bay Regulatory Zone.

- (a) Due to the environmental sensitivity of the area, limited emergency access, and geologic hazards, all further development in this Regulatory Zone shall be subject to a special use permit.
- (b) Further encroachment permits onto Highway 28 should be discouraged.
- (c) Due to the sensitivity of the area and the public safety issues, all further development will be considered a special use.
- (d) Further study of the avalanche danger is required to resolve the avalanche problem and to ensure that new and existing development is consistent with the findings of that study.

on 110.220.50 Height of Structures. The maximum building height for structures is olished by the TRPA's height standards found in Chapter 37. Height, of the TRPA Code of dipances. Development within Town Centers may exceed the height limits of Chapter 37 and istead use the maximum height established in Section 110.220.35, Town Center Overlay. Additional regulations regarding height are found in Sections 110.220.80. Accessory Structures and Uses and 110.220.85, Accessory Dwellings.

Section 110.220.55 Yard and Lot Standards. Required yards for structures minimum parcel area and minimum parcel width are determined by parcel size and use type according to Table 110.220.03, Tahoe Area Yard and Lot Standards. The use types are defined under TRPA Code of Ordinances Chapter 21, Permissible Uses. Standards for development in Town Center overlay districts are found in Section 110.220.35. Town Center Overlay and Article 110.220.1, Tahoe Area Design Standards. Structures fronting State Routes 28 and 431 shall be set back a minimum of 20 feet from the right-of-way, unless an exception is granted pursuant to TRPA Code of Ordinances Subsection 36.5.4, Setback Standards.

Use Type and Parcel Size	Red	uired Setb	ack	Minimum Parcel Width	Minimum Parcel Size	
	Front (Feet)	Side (Feet)	Rear (Feet)	(Feet)	(Square Feet)	
Residential					3,700 sf	
Greater Than 2.5 Acres	30	15	30	80 ft.		
35.000 Square Feet to 2.5 Acres	30	12	30	80 ft		
12,000 Square Feet to 34,999.99 Square Feet	20	8	20	60 ft.		
5,000 Square Feet to	20	E. C.	20	60 ft.		

Washoe County Development Code TAHOE AREA January 27, 2022 Page 220-16



+



1/30/2025

ng Informat	ion		XFOB SUBAREA
Bld #1 Situs	45 E TUSCARORA RD	Property Name	
Quality	R35 Average-Good	Building Type	Single Family Residence
Stories	1.5 Story Finished	2nd Occupancy	
Year Built	1936	WAY	1968
Bedrooms	2	Square Feet	982
Full Baths	2	Finished Bsmt	0
Half Baths	1	Unfin Bsmt	0
Fixtures	11	Basement Type	
Fireplaces	1	Gar Conv Sq Feet	0
Heat Type	WALL FURNACE	Total Garage Area	0
nd Heat Type		Garage Type	
Exterior Walls	HARDBOARD ON FRAME	Detached Garage	740
2nd Ext Walls	STONE VENEER ON	Basement Gar	0
	FRAME	Door	
Roof Cover	SLATE	Sub Floor	WOOD
% Complete	100	Frame	FRAME

wner Infon	107	77.7			Building Inf			
		23-136-02		Card 1 of	Bld #1 Situs	45 E TUSCARORA RD	Property Name	
Situ		5 E TUSCAROF CRYSTAL BAY N		Bld # 1		R35 Average-	Building Type	Single
Owner 1 EGET 19			IST, JEFFERY	TRUST		Good		Family Residence
Owner 2 or EGET TRUST		GET TRUSTEE,	, JEFFERY D	TRUSTEE	Stories	1.5 Story Finished	2nd Occupancy	
Mail Addr	ess 3	3651 GOODLAN	ID DR		Year Built	1936	WAY	1968
	9	STUDIO CITY	CA 91604		Bedrooms	2	Square Feet	982
Parcel Infor	mat	ion			Full Baths	2	Finished Bemt	0
Keyline Desc	CRYS BLOC		1 LT 1 & FRAG	C LT 2	Half Baths	1	Unfin Bsmt	0
		ITAL BAY PARK	1 UNOFFICIA	L	Fixtures	11	Basement Type	
	Section 19 Township 16 Range 18					1	Gar Conv Sq Feet	0
Record of Surve	y Ma	p : Parcel M	ap#0:Sul	b Мар#	Heat Type	WALL FURNACE	Total Garage	0
Spec	ial P	roperty Code					Area	
2025 Tax		Prior APN			2nd Heat Type		Garage Type	
<u>District</u> 2024 Tax	-	1		alified Primary	Exterior Walls	HARDBOARD ON FRAME	Detached Garage	740
District PERMIT		Status srscott 03/1	Residence 8/2024		2nd Ext Walls	STONE VENEER ON FRAME	Basement Gar Door	
					Roof Cover	SLATE	Sub Floor	WOOD
					% Complete	100	Frame	FRAME
					Obso/Bldg Adj		<u>Units/Bldg</u>	1
					Construction	\\ ·	Units/Parcel	1

Land Information

LAND DETAILS

Land Use	200	DOR Code	200	Sewer	Municipal	Neighborhood	TAAC	TA Neighborhood Mag
Size	8,581 SqFt	Size	0.197 Acres	Street	Paved	Zoning Code	TA_CB	-
CAGC	_			Water	Muni			

Sales and Transfer Records

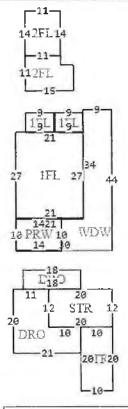
RECORDER SEARCH

Grantor	Grantee	Doc #	Дос Туре	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
SMITH, THOMAS	EGET 1990 TRUST, JERRERY D	4533271	DEED	11-13-2015		600,000	2D	
	SMITH, THOMAS J	2138018		09-24-1997	200	335,000	2D	
		CHK		12-20-1991	200	51,000	2D	

07-01-1973 33,900 CHK

Valuation Information ___ The 2025/2026 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2025/26 NR	525,000	0	101,265	0		626,265	183,750	35,442	219,193	0
2025/26 VN	525,000	0	101,265	0		626,265	183,750	35,442	219,193	0
20 2 4/25 FV	475,000	0	101,152	0	308,807	576,152	166,250	35,403	201,653	0





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If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.gov

		3670			Building Inf			
•	\PN :	123-136-02		Card 1 of	Bld #1 Situs	TUSCARORA	Property Name	
Situ	Situs 1 45 E TUSCARORA F CRYSTAL BAY NV 8			-	RD R35 Average-	Building Type	Single	
Own	Owner 1 EGET 1990 TR		JST, JEFFERY	TRUST		Good		Family Residence
Owner 2 or EGET TRUSTEE		, JEFFERY D	TRUSTEE	Stories	1.5 Story Finished	2nd Occupancy		
Mail Adda	ess	3651 GOODLA	ND DR		Year Built	1936	WAY	1968
	4	STUDIO CITY	CA 91604		Bedrooms	2	Square Feet	982
Parcel Infor	mat	ion			Full Baths	2	Finished B s mt	o
Keyline Desc			1 LT 1 & FRAG	CLT 2	Half Baths	1	Unfin Bsmt	o
Subdivision	CRYS	TAL BAY PARK	1 UNOFFICIA	L	Fixtures	11	Basement Type	
Section 19 Township 16 Range 18					Fireplaces	1	Gar Conv Sq Feet	0
Record of Surve	ey Ma	p : Parcel M	ap#0:Sub	Map#	Heat Type	WALL FURNACE	Total Garage	0
Spec	ial P	roperty Code					Area	
2025 Tax		Prior APN			2nd Heat Type		Garage Type	
<u>District</u> 2024 Tax	-	Тах Сар	Low Cap Qua	lified Primary	Exterior Walls	HARDBOARD ON FRAME	Detached Garage	740
District		Status	Residence		2nd Ext Walls	STONE VENEER	Basement	o
PERMI	TS	srscott 03/1	8/2024			ON FRAME	Gar Door	
					Roof Cover	SLATE	Sub Floor	WOOD
					% Complete	100	Frame	FRAME
					Obso/Bldg Adj	0	<u>Units/Bldg</u>	1
					Construction		Units/Parcel	1

XFOBs

Code	Description	Quality	Year	Units
FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1936	1
GARD	GARAGE DETACHED	30	2000	308
SHD3	SHED WOOD	30	1936	120
GARD	GARAGE DETACHED	30	2019	432
FNW4	FENCE WOOD 4 FT	30	2023	120
YIMP	YARD IMPROVEMENTS	30	2023	4

Land Information

LAND DETAILS

Land Use 200	DOR Code	200	Sewer	Municipal	Neighborhood	TAAC	TA Neighborhood Map
Size 8,581 SqFt	Size	0.197 Acres	Street	Paved	Zoning Code	TA_CB	

CAC	ic -	Water	Muni	

Sales and Transfer Records

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Grantor	Grantee	Doc#	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
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		CHK		12-20-1991	200	51,000	2D	
		СНК		07-01-1973	200	33,900		

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Size	8,581 SqFt	Size	0.197 Acres	Street	Paved	Zoning Code TA_CB
CAGC				Water	Muni	

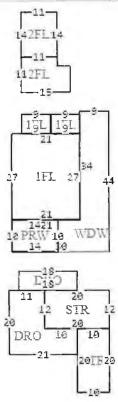
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		CHK		12-20-1991	200	51,000	2D	
		CHK		07-01-1973	200	33,900		

Valuation Information

	Taxable Land	New Value	Taxable Imps	овѕо	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2023/24 FV	425,000	12,906	92,511	0		517,511	148,750	32,378	181,129	0



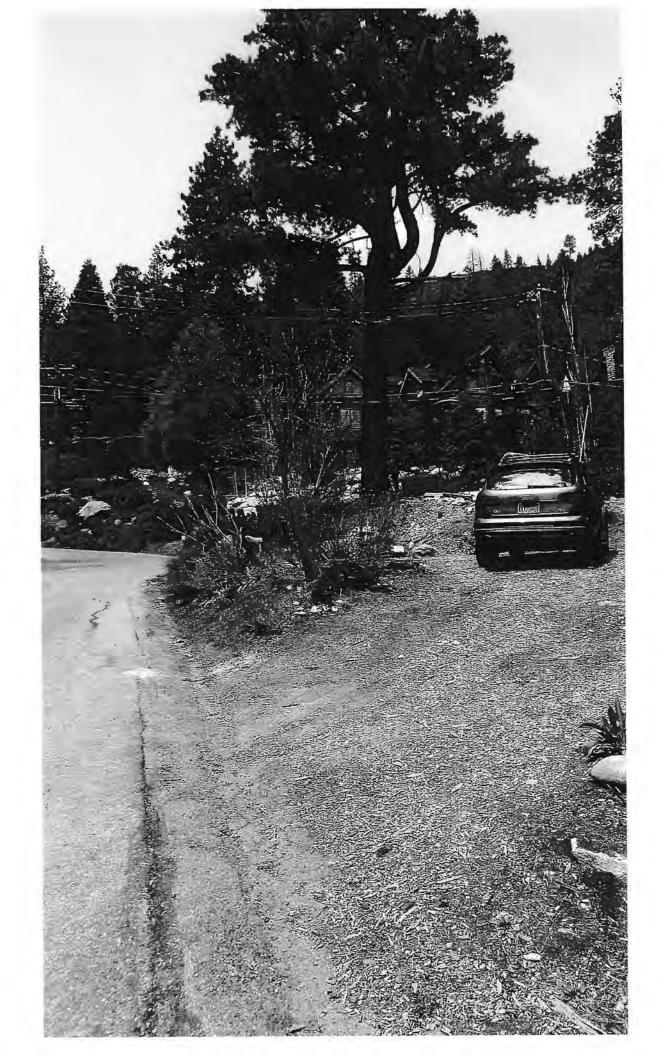
4.

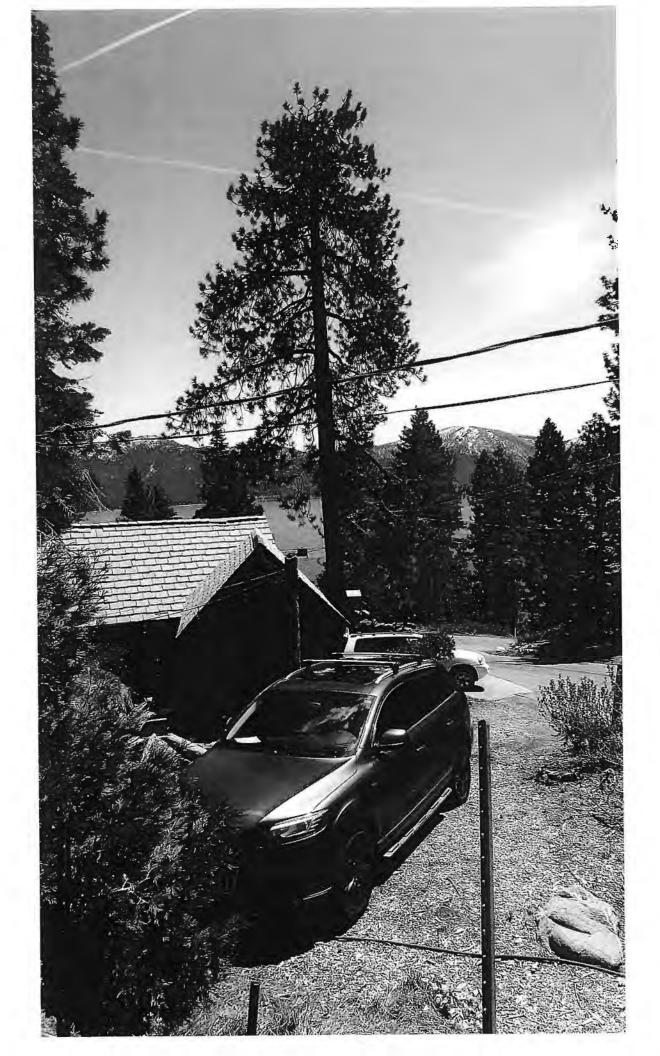
Existing Site Conditions Photos. See A0 of architectural sheets for Front Elevation

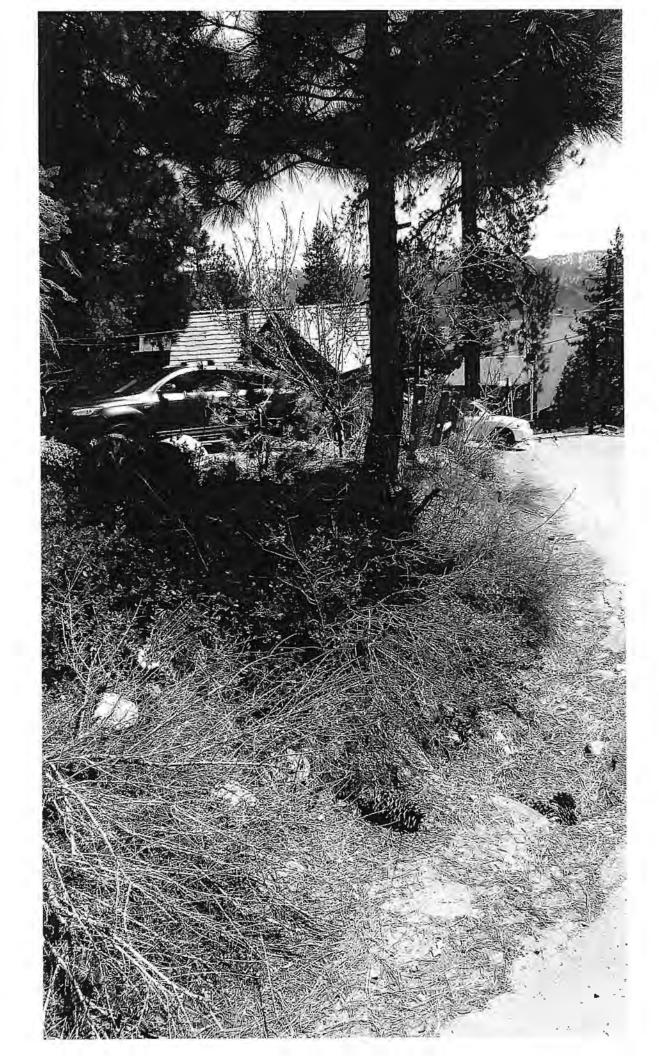


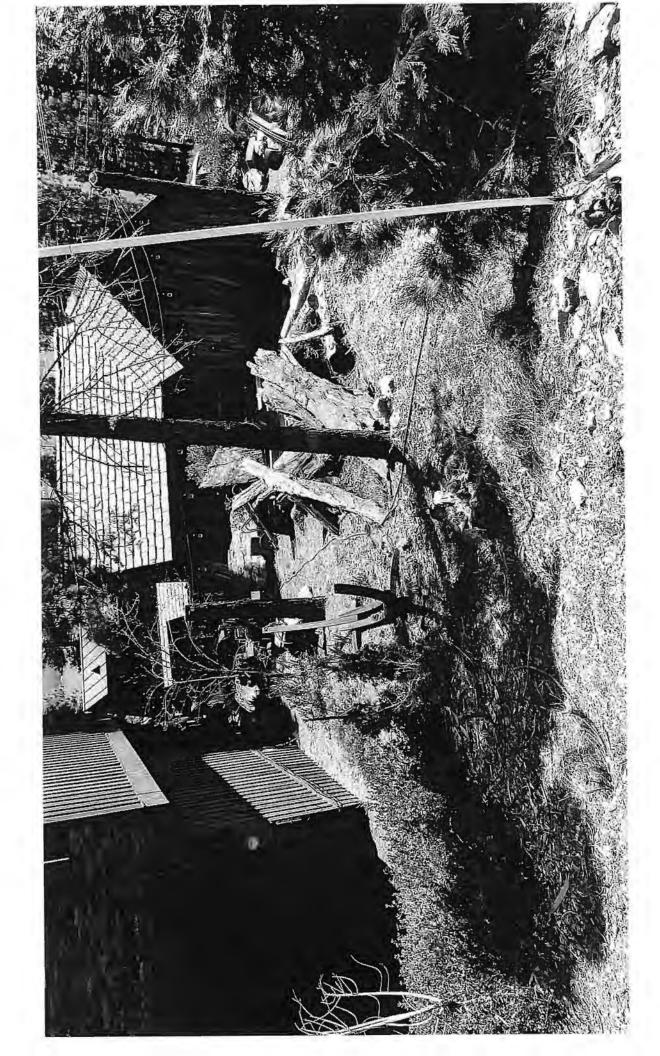




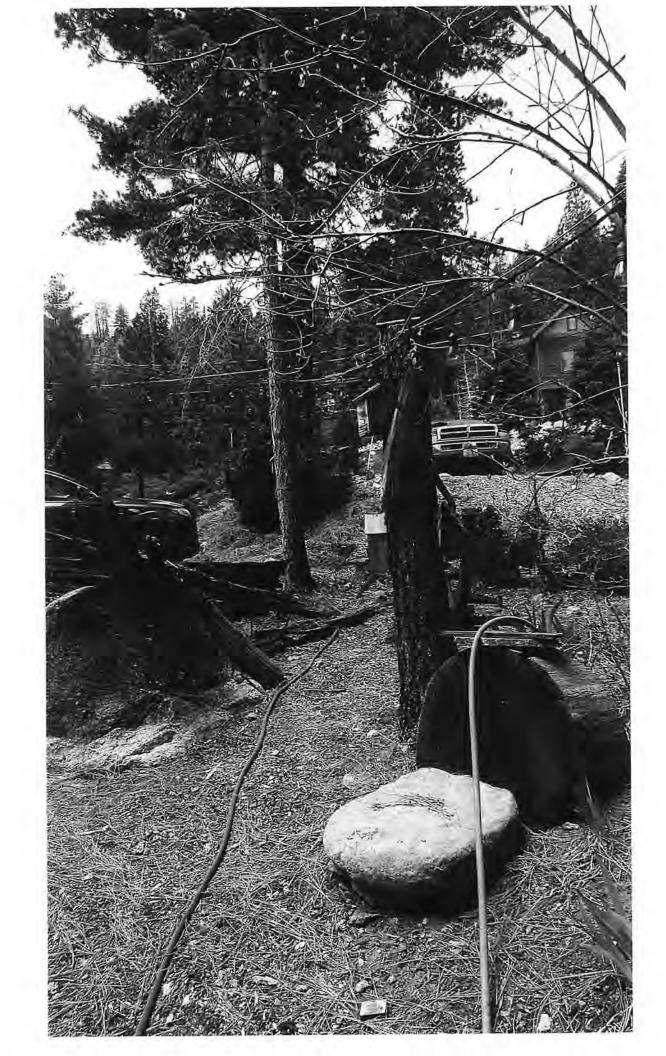






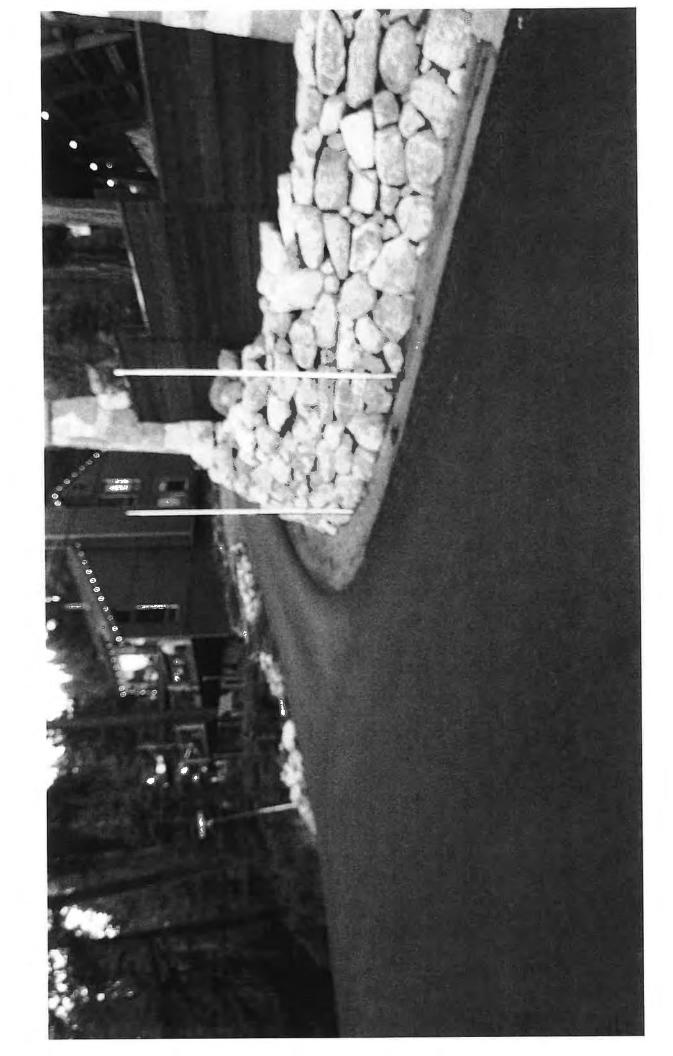












Land Coverage Exemptions

Code used to meet 30.4.2 (1) to use all the allowed coverage in the most efficient manner before determining what coverage needs to be transferred to the parcel for life and safety / ADA



Mail PO Box 5310 Stateline, NV 89449-5310 Location 128 Market Street Stateline, NV 89449 Contact Phone: 775-588-4547 Fax: 775-588-4527 www.trpa.gov

INFORMATION PACKET

I. OVERVIEW

Land coverage is an essential element of the Tahoe Regional Planning Agency's (TRPA) plan to protect and restore the clarity of Lake Tahoe. Permanent land disturbance is most commonly measured in terms of square feet of pervious and impervious surfaces, also called land coverage. It includes all human-made structures such as homes, driveways, and parking lots as well as areas of compacted soil created by human use and site improvements.

Each property is allowed a certain amount of land coverage depending on the land capability, or suitability of the property for development, and location. Some properties located in recognized <u>town centers</u> may be eligible for higher amounts of land coverage to encourage walkable, thriving community cores.

To encourage environmentally friendly development, <u>TRPA Code of Ordinances section 30.4.6</u> includes full or partial exemptions for certain types of structures or improvements from the allowable land coverage calculation. This packet explains what those exemptions are and how to apply for those.

For more information on land capability or coverage, see <u>TRPA's Land Coverage webpage</u>. For the definition of land coverage, see <u>TRPA Code of Ordinances Chapter 90</u>.

For any questions regarding information within this packet, please call 775-589-5333 or email TRPA@trpa.gov to speak with a permitting technician.

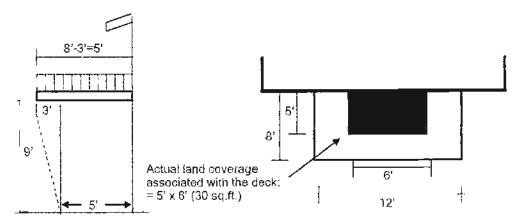
II. CONSIDERATIONS FOR COVERAGE EXEMPTIONS

FULL COVERAGE EXEMPTIONS

For the definition of land coverage, see <u>TRPA Code of Ordinances Chapter 90</u>. Certain structures or improvements are fully exempt from coverage calculations (i.e. <u>do not count</u> as coverage).

- ✓ Defensible Space: Gravel or similar pervious, non-flammable groundcover that is used for defensible space within five feet of a structure.
- ✓ **Small Foundations:** Post foundations and walls less than 12 inches at ground level. Total aggregate amount can not exceed 1% of the project area. (*Example:* A 6,000 square foot lot could only exempt up to 60 square feet under this provision.)
- ✓ Bear Boxes: Bear boxes that are three feet or less in depth and elevated six inches off the ground on a mono-pole.

- ✓ Utility Installations (six sq.ft.): Utility improvement including boxes, vaults, and poles required for utility services that are surrounded by pervious surfaces and are less than six square feet in size. Utility improvements larger than six square feet may be eligible for partial exemptions (see below) or would need to be included in coverage calculations. This provision does not include generators and HVAC installations.
- ✓ BMPs: Stormwater infrastructure required by TRPA, or <u>Best Management Practices (BMPs)</u>.
- ✓ **Landscaping Rocks:** Natural rocks for landscaping or slope retention, not including walkway or gathering areas. Please refer to the <u>Lake Tahoe Home Landscaping Guide</u> for appropriate landscaping treatments.
- ✓ ADA Access: Building access ramps and other facilities (not including parking) necessary to comply with the Americans with Disability Act (ADA). Not appliable for single family dwellings or multi-family complexes of less than three units. See <u>TRPA Code of Ordinances section 30.4.6.C</u> for additional information.
- Overhangs: Elevated decks or overhangs greater than one foot above the ground on existing or proposed structures. For site improvements that are high enough to expose a portion of the ground underneath to sun, snow, and rain. The portion of exposure does not need to be counted in your coverage calculation. The coverage reduction is calculated using a 3:1 ratio meaning for every three feet above ground (measured from bottom of structure) the one foot of horizontal overhang dimension may be excluded from coverage calculations. See illustration below:



PARTIAL COVERAGE EXEMPTIONS

Partial coverage exemptions are allowances for structures or site improvements that create minimal impact on the environment. These should be included on any proposed site plans if they exist, but do not need to be included in the overall proposed coverage for a property or project.

Up to <u>120 square feet</u> of land coverage underlying non-permanent structures and small utility installations are exempt from the calculation of land coverage.

Eligibility criteria for partial coverage exemptions:

- Structures or objects must have no permanent foundation and no sanitary service.
- ✓ The land capability and existing land coverage must be verified. Visit the <u>Parcel Tracker</u> and use the location address to determine what records are available relating to your property. If land capability and coverage has not been verified, you will need to <u>apply for a verification</u>.
- ✓ All coverage exemptions must be located on non-sensitive land. (Land Capability Classes 4, 5, 6, and 7, or IPES scores 726 or higher) Visit the <u>Parcel Tracker</u> and use the location address to determine land capability or IPE5 score.
- ✓ Any legally-existing excess coverage must be fully mitigated either through payment of mitigation fees as part of a permit or by permanent removal of the excess land coverage. <u>This criteria can be significant and important to consider. See excess coverage mitigation fee worksheet.</u>
- ✓ Any land coverage that was determined to be illegally-existing must be removed before applying for coverage exemptions.
- ✓ All permanent <u>Best Management Practices (BMPs)</u> must be installed and maintained. If BMPs have not been installed on your property, you will need to do this as part of the project and receive a certificate of completion.
- Exemptions cannot be applied to structures or facilities used for the access, parking, or storage of motorized vehicles.
- ✓ The maximum amount of coverage exemptions or credits in combination may not exceed 10 percent of the non-sensitive lands within the parcel or project area. Visit the <u>Parcel Tracker</u> and use the location address to determine the area of non-sensitive land.
- ✓ See the worksheet included in this packet to help determine the amount of coverage exemptions available for your property.

III. PARTIAL COVERAGE EXEMPTIONS BY TYPE

NON-PERMANENT STRUCTURES & UTILITY INSTALLATIONS

- Non-Permanent Structures: Emergency power generators, hot tubs, sheds, greenhouses, and similar improvements
- Utility Installations: Emergency power generators, HVAC installations, electric vehicle chargers, active solar energy systems, other utility installations (utility boxes, vaults, and poles)

Eligibility criteria for non-permanent structures and utility installations:

- See all criteria for partial coverage exemptions in Section II above.
- ONLY up to 30 square feet of eligible utility installations can be applied towards partial coverage exemptions. This amount would be included as part of the overall 120 square feet allowed for non-permanents structures, not in addition to.
- Emergency power generators are eligible as a partial coverage exemptions if meeting all of the criteria for partial coverage exemptions.
- Solar systems must have a panel reflectivity rating of 11% or less.
- o Non-permanent structures must have their own BMPs installed.

PERVIOUS COVERAGE & DRIVEWAYS

Portions of pervious coverage can be partially exempted from land coverage calculations when installing newly constructed pervious material or swapping out asphalt or concrete driveways, sidewalks, or patios with pervious material.

Eligibility criteria for pervious coverage and driveways:

- See all criteria for partial coverage exemptions in Section II above.
- See detailed design and dimensional specifications in <u>TRPA Code of Ordinances section</u> 30.4.6.D and E.
- Does not apply to asphalt paving stone or pervious asphalt.
- Has no impervious base layer, as commonly used with heated driveways.
- Is appropriate as a plowable surface for snow removal.

PERVIOUS DECKS (RESIDENTIAL ONLY)

Portions of pervious coverage can be partially exempted from land coverage calculations when installing newly constructed pervious deck material or swapping impervious patios or surfaces with pervious material. Metal grates are considered land coverage and eligible for partial exemptions under this provision.

Eligibility criteria for pervious coverage and driveways:

- See all criteria for partial coverage exemptions in Section II above.
- Pervious deck exemptions are only applicable to residential projects.

- o Pervious deck exemptions <u>cannot</u> exceed five percent of the non-sensitive lands on a parcel or project area, or 750 sq. ft., whichever is less.
- Pervious deck exemptions apply to the first 500 sq.ft. of decking and are then reducing percentages from 80 to 20% for beyond 500 sq.ft. See attached worksheet.

IV. HOW TO APPLY FOR COVERAGE EXEMPTIONS

Coverage exemptions are approved as part of an activity or project. Include both full and partial coverage exemptions, where applicable, on proposed site plans as part of a <u>Qualified Exempt activity or development project</u>. See the checklists on the applicable application.

V. PARTIAL COVERAGE EXEMPTIONS CALCULATION WORKSHEET

Use this worksheet to calculate partial coverage exemptions. You will need to know your parcel's land capability and the amount of verified existing coverage. Visit the <u>Parcel Tracker</u> and use the location address to determine if the land capability and coverage have been verified. In some cases, your local building department may have land capability and coverage data in their records. If the information is not on record, you will need to apply for a <u>verification</u> before applying for a coverage exemption.

Step 1: Determine the maximum coverage exemption allowed on your property. The <u>combined</u>

<u>amount</u> of coverage exemptions permitted for non-permanent structures, pervious decks, and pervious paving may not exceed 10 percent of the non-sensitive lands on a given parcel or project area. Non-sensitive lands include all areas verified as Land Capability Class 4, 5, 6, or 7; or parcels with an IPES score 726 or higher.

sq.ft.	x 10%	=		_sq.ft.
Area of Non-Sensitive Land			Maximum COMBINED Exemptions	

Step 2: Determine the allowable coverage exemption for non-permanent structures and small utility installations. For non-permanent structures and utility installations, the combined exemption may be up to 120 sq. ft. As part of 120 sq.ft., utility installations cannot exceed 30 square feet. Skip to Step 3 if you are not proposing a non-permanent structure or utility installation.

<u> </u>	sq.ft.
Proposed Non-Permanent Structure or Utility Installation	Exemption

Step 3a: Determine the allowable pervious deck exemption. (RESIDENTIAL ONLY) Pervious decks in non-sensitive lands are eligible for a coverage exemption on a sliding scale, however the total pervious deck exemption cannot exceed five percent of the non-sensitive lands on a parcel or project area, or 750 sq. ft., whichever is less. Skip to Step 4 f you are not proposing a pervious deck exemption.

6			4
sq,π. Area of Non-Sensitive Land	x 5%	=	sq.ft. Maximum PERVIOUS DECK Exemptions
	_		sq.ft.
			Proposed PERVIOUS DECK Exemption
			(not including overhang allowance)

Step 3b: Calculate the pervious deck exemption per the sliding scale. For any deck area greater than 500 square feet, the coverage exemption is reduced by a sliding scale, as shown in the calculation table. All deck areas greater than 1,000 square are not eligible for partial coverage exemptions and calculated as full coverage.

Total Proposed Deck Area (Step 3a)		
(after overhang allowance)	sq.ft.	
A. 0 - 500 sq.ft = 100% exempt	sq.ft. x 1 =	500 sq.ft.
B. 501 – 625 sq.ft = 80% exempt	sq.ft. x 0.8 =	sq.ft.
C. 626 - 750 sq.ft = 60% exempt	sq.ft. x 0.6 =	sq.ft.
D. 751 – 875 sq.ft. = 40% exempt	sq.ft. x 0.4 =	sq.ft.
E. 876 – 1,000 sq.ft. = 20% exempt	sq.ft. x 0.2 =	sq.ft.
F. 1,001+ sq.ft. (NOT EXEMPT)	sq.ft. x 0 =	
Total Proposed Pervious Deck Exer	mption (Add Lines A-E)1	sq.ft.

¹ Total cannot exceed maximum in Step 3a or 750 sq. ft.

Step 4: Determine the allowable pervious coverage exemption. Areas paved with a pervious material, and/or pavement replaced with a pervious material, can receive a 25 percent credit for pervious coverage (e.g. driveways, walkways, or patios constructed of pervious concrete). This provision does not have an individual maximum limitation, but the amount of credited coverage that can be used on site cannot go over the maximum combined coverage exemption limit of 10 percent of the non-sensitive areas calculated in Step 1. If you are not proposing a pervious coverage exemption, proceed to Step 5.

sq.ft.	x 25% =		_ sq.ft.
Proposed or Existing Pervious Coverage		PERVIOUS COVERAGE Exemption	

sq.ft. Proposed Non-Perm/Utility Exemption	+	Proposed Exemption	Pervious (RESIDEN	_sq.ft. Deck TIAL)	+	Proposed Pervious Coverage Exemption	_ sq.ft.	=
			Cannot exc	 eed ma		al Proposed Coverage I	-	on

Minimum structure size to be considered a room under the IRC. To make the finding that the project is considered attached to the main residence the access ramp/ library had to be enlarged. This resulted in more coverage being required for the project, thus the a increase in the amount of coverage transfer under the TRPA Life and Safety Code/ ADA.

SECTIONR304 MINIMUM ROOM AREAS

Minimum area.

Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²)

Exception: Kitchens.

The interior living environment is affected by a number of issues. Among these are the size of the room, tightness of construction, ceiling height, number of occupants and ventilation. These all interact and impact the interior living conditions including odors, moisture and disease transmission. The code regulates room sizes to assist in maintaining a safe and comfortable interior environment (see Commentary Figure R304.1). All habitable rooms and spaces, other than kitchens, are required to have a minimum area of 70 square feet. The definition of "Habitable space" in Section R202 includes rooms used for living, sleeping, eating or cooking (see commentary for Section 305.1).

7' MNARY
DIMENSION
70 SO FT MIN
7' MIN ANY
OIMERSION

-ALL HABITASI E ROOMS
EXCLUTE AT CITICANS

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2 .

Figure R304.1 ROOM AREA AND DIMENSIONS

Land Capability Challenge LCAP2020-0422
The parcel was mapped 1A. It was necessary to correct the TRPA record for any new development to be allowed. This was achieved April7, 2022
Davis2 Consulting Earth Scientists Report



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Mail PO Box 5310 Stateline, NV 89449-5310 Location 128 Market Street Stateline, NV 89449 Contact Phone: 775-588-4547 Fax: 775-588-4527 www.trpa.gov

April 7, 2022

Wayne Ford P.O. Box 4775 Incline Village, NV 89450

Delivered via email to waynefordresidentialdesigner@yahoo.com

EGET LAND CAPABILITY CHALLENGE 45 E TUSCARORA ROAD, WASHOE COUNTY, NEVADA ASSESSOR'S PARCEL NUMBER 123-136-02, TRPA FILE NUMBER LCAP2020-0422

Dear Mr. Ford:

LAND CAPABILITY CHALLENGE

The Tahoe Regional Planning Agency (TRPA) Hearings Officer approved the Land Capability Challenge for the above-referenced parcel at the April 7, 2022 Hearings Officer meeting. The approval changes the Bailey Land Capability from Classes 1a to Classes 4, and 6.

•	Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
	Class 4 (XXX, 16-30% slope)	20%	2,394	479
	Class 6 (XXX, 0-16% Slope)	30%	5,957	1,787
	/		8,351	2,266

APPEAL RIGHTS

You may appeal this decision to the Governing Board (through an appeal application) within 21 days of the date of this correspondence (April 28, 2022).

Thank you for your attention to this matter. If you have any questions, you may contact me by phone at (775) 589-5247 or by email at roil@trpa.gov.

Sincerely,

Julie Roll

Senior Planner

Current Planning Department

DAVIS²

CONSULTING EARTH SCIENTISTS

P.O. Box 734 · Georgetown, CA 95634 · Tel. (530) 559-1405; day is 2 consulting of the global net

Land Capability Challenge Eget Project Incline Village, Nevada APN 125-136-02

October 5, 2020

INTRODUCTION

A soil investigation was conducted on the parcel on the Eget parcel on 45 East Tuscarora Road, Incline Village, Washoe County, Nevada. The objective of the study was to identify soils and other features and relate them to Land Capability, which is administered by the Tahoe Regional Planning Agency (TRPA) for the purpose impervious coverage regulation, by Chapter 30 of the Code of Ordinances.

The parcel supports an existing single-family residential dwelling on 0.19 acres of land, located at 45 E. Tuscarora Road. This work is advanced at the request of Mr. Jeff Eget.

Soil information contained in this report is for the strict use of land capability and it should not be used for building foundation design, slope stability, hazard waste assessment or seismic analyses.

ENVIRONMENTAL SETTING

The site is located at 45 E. Tuscarora Road, Incline Village, Nevada. Vegetation consists of Jeffrey pine, white fir, manzanita and squaw carpet. Slopes range between 11 and 18 percent on easterly aspect. There are no stream environment zones (SEZ) influencing this parcel.

Soils are shown on TRPA maps as RcF (Rock outcrop - Cagwin, 30 to 50 percent slopes) and RtF (Rock outcrop - Toem, 30 to 50 perent slopes). Geology (Bernett, 1968) is characterized as Tv^a (Andesite). Bailey's (1974) geomorphic analysis shows the parcel within D₂ (Headlands).

METHODOLOGY

The parcel was surveyed as well as areas nearby. A site considered representative of the landform was chosen and an excavation was placed to open and examine the soil profile in detail. Standards of the National Cooperative Soil Survey were used to describe and interpret soil physical properties. Information gathered at the site was compared to the Soil Survey of the Lake Tahoe Basin, California-Nevada (Rogers et al, 1974) and to the Land-Capability Classification of the Lake Tahoe Basin, California-Nevada (Bailey, 1974) for proper placement in the appropriate land capability class. A detailed topographic base map supplied by X was available in the field for ground control and slope analysis. Information pertaining to land capability districts is shown on the base map.

FINDINGS

Soils are found to be very deep and well drained, members of Soil Hydrologic Group B. They can be characterized having dark brown loamy coarse sand top soil approximately 15 inches thick, over brown very gravelly sandy loam or sandy clay loam subsoils to 72 inches depth. These soils have developed in colluvium over older lake terrace.

These soils are different than those shown on the TRPA map sheet because they developed from other than a rock outcrop complex or residual parent rock of granitic composition, instead developed in colluvium of andesitic parent materials. These soils are unnamed in the Incline Village area. Slopes across the parcel are less steep than either the RcF or RtF units, they vary from the Inville series because they have a clay loam subsoil as opposed to loamy coarse sand and they are unlike the Jorge or Tahoma series which are derived from residual volcanic parent materials.

CONCLUSIONS AND RECOMMENDATIONS

Soils found are unnamed (XXX) and place in Bailey's (1974) Land Capability Classification of Lake Tahoe Lands, California-Nevada Class 6 where slopes range between 0-16 percent slopes; Class 4 where slopes range between 16 and 30 percent slope.

Please refer to the following soil profile description(s) that support the findings and the attached map showing the spatial distribution of the appropriate land capability classes on the parcel.

Respectfully submitted,

Sidney/W. Davis, CPSS/SC No. 1031

Representative Soil Profile Description

Oi 0 to 1 inches, chipped vegetative material.

A 1 to 6 inches, brown (10YR 5/3) gravely loamy coarse sand, dark brown (10YR 3/3) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many very fine, fine roots; many very fine and fine interstitial pores; 15 percent gravel; clear wavy boundary.

AB 6 to 15 inches, yellowish brown (10YR 5/4) gravelly sandy loam, near loamy sand, dark brown (10YR 3/4) moist; weak fine subangular blocky structure; hard,

friable, nonsticky and nonplastic; many fine, medium and coarse roots; many fine and medium interstitial pores; 15 percent gravel; gradual wavy boundary.

Bt1 15 to 36 inches, pale brown (10YR 6/3) very gravelly sandy loam, dark brown (10YR 4/3), moist; stron medium subangular blocky structure; hard, friable, nonsticky and slightly plastic; common fine, medium and coarse roots; many fine and medium tubular and interstitial pores; many moderatly thick clay films on ped faces and lining pores; 30 percent gravel and 15 percent stone; clear wavy boundary.

Bt2 36 to 48 inches, pale brown (10YR 6/3) very gravelly sandy loam, dark brown (10YR 4/3), moist; strong medium subangular blocky structure; hard, friable, nonsticky and slightly plastic; common fine and medium, few coarse roots; many medium thick clay films on ped faces, lining pores and bridging sand grains; 30 percent gravel, 5 percent stone; clear smooth boundary.

2Bt3 48 to 72 inches, light yellowish brown (10YR 6/4) gravelly sandy clay loam, dark yellowish brown (10YR 4/4), moist; strong coarse subangular blocky structure; hard, firm, sticky and plastic; few fine, medium and coarse roots; many thick clay films on ped faces and lining pores; 15 percent gravel, 5 percent stone.

Notes: Colluvium over old lake terrace (?). Skeletal control section. Roots penetrate to beyond 72 inches depth.

Soil Series: Unnamed (XXX)

Soil Classification: Loamy-skeletal, mixed, frigid, Typic Haploxeralfs

Soil Drainage Class: Well drained

Hydrologic Soil Group: B

Site Photos:



Figure 1 - Soil profile.

DAVIS2 CONSULTING EARTH SCIENTISTS, Inc. • Georgetown, California

TRPA Soil Hydrologic Investigation LCAP2017-0115 Allowed Cut 12 feet



Mail PO Box 5310 Stateline, NV 89449-5310 Location 128 Market Street Stateline, NV 89449 Contact
Phone: 775-588-4547
Fax: 775-588-4527

rax: 775-588-452 www.trpa.org

June 12, 2017

James Borelli P.O. Box 6823 Incline Village, NV 89450

SOIL HYDROLOGIC INVESTIGATION -- WAIVER 45 E. TUSCARORA ROAD, WASHOE COUNTY, NEVADA APN 123-136-02, TRPA FILE NUMBER LCAP2017-0115

Dear Mr. Borelli:

Tahoe Regional Planning Agency (TRPA) staff has finished review of the Soils/Hydrologic Report Application submitted on May 24th, 2017. Based on review of documents submitted with the application, review of approvals on nearby properties, and general knowledge of the area, TRPA staff hereby waives the need to conduct further subsurface investigation and approves an excavation of 12 feet for the proposed detached garage and living space below.

This letter only approves the depth of the excavation and does not represent approval for the project. The applicant is required to notify the TRPA immediately if significantly different subsurface conditions are encountered than what has been interpreted from the nearby investigation.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this soils/hydrological approval may be appealed within twenty-one (21) days from the time TRPA releases any final decision (July 3, 2017).

If you have any questions about this matter, please contact me by phone at (775) 589-5229 or by email at aborawski@trpa.org.

Sincerely.

Aly Borawski Associate Planner

Current Planning Department

CC: Jeff Eget

3651 Goodland Drive Studio City, CA 91604

Cly Boraw In:

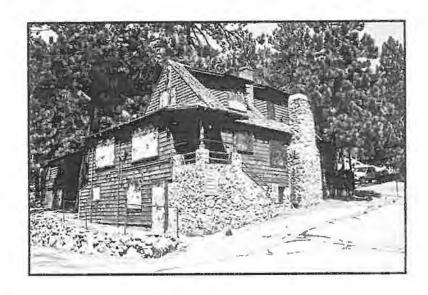
Residence not noted in the Architectural Inventory of Selected Buildings Located Within the Nevada Portion of the Lake Tahoe Basin

Phase 1

Previous project for homes restoration expansion of roof system and living area in 2017 MOU/ Planner for TRPA Don Ensminger, the residence was not "historic".

APN number for reference Washoe County 123-126-02

AN ARCHITECTURAL INVENTORY OF SELECTED BUILDINGS LOCATED WITHIN THE NEVADA PORTION OF THE LAKE TAHOE BASIN, PHASE 1



Prepared for:

Tahoe Regional Planning Agency P.O. Box 5310 Stateline, Nevada 89449-5310

Prepared by:

Charles D. Zeier, MA, RPA, Principal Researcher Ron Reno, PhD, RPA, Senior Researcher Zeier & Associates, IJ.C 119 Tradewind Street Clinton, Tennessee 37716

Technical Review by:

John Snyder, MA Principal Architectural Historian P.S. Preservation Services

December 2011

3.0 RESULTS OF ARCHIVAL RESEARCH

A major element of the present study was the collection of previously prepared architectural inventories and their integration into NSHPO and TRPA data sets.

3.1 Previously Conducted Architectural Inventories

Review of the NSHPO NVCRIS database revealed 18 previous architectural inventories that have been performed within the Nevada portion of the Lake Tahoe Basin. Those inventories are listed below.

- Report A-142: Documentation of The Fred H. Sibley Summer Home, Hamper Guesthouse (Alpengroup 2002a). One resource was documented on an old form that no longer meets current documentation standards.
- Report A-143: Documentation of The Harvey House (Alpengroup 2002b). One resource was documented on an old form that no longer meets current documentation standards.
- Report A-150: Round Hill Pines (Marvin 2002). The lodge and 29 associated structures and features were documented.
- Report A-152: Evaluation of the Max C. and Sarah H. Fleischmann, Uppaway Cottage (Koval 2001). One resource was documented. This form was subsequently updated.
- Report A-156: National Register Eligibility Evaluation of the Beach House, Glenbrook (Byrd & Calpo 1998). One resource was documented.
- Report A-157: Evaluation of the Whispering Pines (Kaufman 1994). One resource was documented on an old form that no longer meets current documentation standards.
- Report A-158: Architectural Evaluation of 1236 Highway 50 (Christensen & Ogle 2003).
 One house and four associated structures were documented.
- Report A-160: Johnson Addition, 678 Highway 50 (Midkiff & Associates 2002). HRIF forms were not prepared as part of this assessment.
- Report A-168: National Register Eligibility Evaluation for the Zephyr Cove Lookout Station (Peak 1997). HRIF forms were not prepared as part of this assessment.
- Report A 169: Zephyr Cove Lookout Station and Spooner Junction Proposed PCS Sites (Peak & Associates 1997). HRIF forms were not prepared as part of this assessment.
- Report A-170: Segments of US 50 (Snyder 2001). Numerous parcels were documented as part of this extensive inventory, including much of the Zephyr Cove area.
- Report A-171: National Register Eligibility Evaluation of the Zephyr Point Presbyterian Conference Center (Koval 1992). The Pines and four associated structures were documented on an old form that no longer meets current documentation standards.
- Report A-174: Evaluation of the DiGrazia, Single-Family Dwelling, 738 Highway 50 (Koval 2002). This represented an update of documentation prepared as part of Report A-170.
- Report A-176: National Register Eligibility Evaluation of the Zephyr Cove Resort (Kraushaar 1985). HRIF forms were not prepared as part of this assessment.
- Report A-494: State Route 28 in Crystal Bay (Snyder 1998). Two resources were documented during this study.

- Report A-634: State Route 28 from Crystal Bay to Junction with State Route 431 (Zeier & Reno 2006). Sixteen parcels, including two condominium complexes, were documented.
- Report A-645: Spencer's Cabin (Lindstrom 2001). This single architectural resource was documented as part of a larger archaeological inventory of the North Canyon area. The resource is located on Nevada State Park lands in Carson City (Ormsby) County.
- Report A-717: State Route 207 Kingsbury Grade (Zeier & Reno 2006). Thirty parcels were recorded during this study.

Review of U.S. Forest Service records revealed only two previous architectural inventories performed within the Nevada portion of the Lake Tahoe Basin that are not presently included in the NSHPO NVCRIS database. Those inventories are listed below.

- An architectural inventory of the Zephyr Cove Stables in Douglas County (Marvin 2010).
- An architectural inventory of the Nevada Beach area in Douglas County, Nevada (Marvin 2009a).

Review of other readily available records revealed seven previous architectural inventories performed within the Nevada portion of the Lake Tahoe Basin that are not presently included in the NSHPO NVCRIS database. Information regarding these inventories and the resources that they documented are included in the updated NVCRIS database. Those inventories are listed below.

- An early assessment of architectural resources on the Nevada side of the Lake Tahoe Basin prepared by Caterino and Koval (1989) was reviewed. This report contains inventory forms for selected resources located in the Glenbrook area, at the Whittell Estate, and in Incline Village. These forms are of an old format that no longer meets current documentation standards. Although frequently referenced, neither the report not the fifteen inventory forms were contained in the NSHPO database. They have now been added.
- An architectural inventory of the Bliss Boathouse at Glenbrook in Douglas County (Marvin 2000).
- Documentation related to a National Register of Historic Places Registration Form for the Whittell Estate in Washoe County (Bradlev et al. 2000).
- An architectural inventory along State Route 431 (Mt. Rose Highway) in Washoe County (Zeier & Reno 2008). Nine parcels were recorded during this study.
- An architectural inventory along U.S. 50 near Cave Rock in Douglas County (Zeier & Associates 2009). Seven parcels were recorded during this study.
- An architectural inventory of a parcel at 648 Lakeshore Boulevard, Marla Bay in Douglas County (Marvin 2009b).
- An architectural inventory of the Tahoe Biltmore property in Washoe County (Marvin, Brejla, and Lindstrom 2009).

Historic building documentation was prepared by the Woodward Architectural Group in the 1993 for thirteen buildings located on property owned by the Tahoe Biltmore Lodge. TRPA and NSHPO required the Tahoe Biltmore, who proposed to demolish the buildings, to prepare

Previously Recorded Architectural Resource, Nevada Portion of the Lake Tahoe Basin, Douglas County

#	SHPO #	Street Name	Street #	Historic/ Current Name	APN	Built	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)	Reference
1	B1359	Cedar Street	721	Kish-Smith House	1318-10-310-046	1927		Eligible, A & C	Report A170
2	B1360	Cedar Street	723	Thays House	1318-10-310-047			Not Eligible	Report A170
3	B1361	Cedar Street	726	Gale Cabin	1318-10-310-043	1940		Listed, 2001	Report A170
4	B1362	Cedar Street	727	Moreau House	1318-10-310 049	1950		Eligible, A & C	Report A170
5	B1363	Cedar Street	728	Thays House	1318-10-310-042	1940	1; 1-NG	Not Eligible	Report A170
6	B1364	Cedar Street	729	Pulford House	1318-10-310-050	1941		Not Eligible	Report A170
7	B1365	Cedar Street	732	Marcroft House	1318-10-310-040	1929		Eligible, A & C	Report A170
8	B1366	Cedar Street	733	Daniel House	1318-10-310-051	1949	1; 1-NC	Eligible, A & C	Report A170
9	B1367	Cedar Street	734	Pope House	1318-10-310-039	1934		Eligible, A & C	Report A170
10	B1368	Cedar Street	736	Lewis House	1318-10-310-038	1933	2; 1-C, 1 NC	Eligible, \ & C	Report A170
11	B1369	Cedar Street	743	Hartt House	1318-10-310-053	1955		Not Eligible	Report A170
12	B1370 1373	Cedar Street	746	Fogliani Property	1318-10-310-036	1928	3; 3-C	Eligible, V&C	Report A170
13	B1374	Cedar Street	749	Meyer House	1318-10-310-056	1961		Not Eligible	Report A170
1.4	331375	Cedar Street	750	Barry-Crosby House	1318-10-310-035	1947	 	Not Eligible	Report A170
15	B1376	Church Street	751	Cain House	1318 10-310-057	1926		Not Eligible	Report \170
16	131377	Church Street	753	Collins House	1318-10-310 033	1946		Eligible, V&C	Report A170
17	B1378	Church Street	757	Vascy Cottage	1318-10-310-034	1928		Eligible, A & C	Report A170
18	B5016	Cottonwood Drive	150		1318-26-510-001	1957		Not Eligible	Report A717
19	B5019	Cottonwood Drive	153		1318-26-510-004	1957	1; I NC	Not Eligible	Report A717
20	B5017	Cottonwood Drive	156		1318-26-510-002	1963		Not Eligible	Report A717
21	B5018	Cottonwood Drive	157		1318-26 510 003	1957	2; 2-NC	Not Eligible	Report A717
22	B5012	Daggett Way	130		1318 26 101-058	1960	1; LNC	Not Eligible	Report A717
23	B5013	Daggett Way	131	Tahoe Community Church Office	1318-26-101-059	1956		Not Eligible	Report \717
24	B5011	Daggett Way	138		1318-26-101-040	1956		Not Eligible	Report A717
25	B5014	Daggett Way	139	Tahoe Community Church Nursery	1318-26-101-060	1959		Not Eligible	Report A717
26	B5015	Daggett Way	141	Taboe Community Church Pre School	1318-26-101-089	1964		Not Eligible	Report A717

#	SHPO #	Street Name	Strect #	Historic/ Current Name	APN	Built	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)	Reference
27	B5010	Daggetr Way	148		1318-26-101-039	1959	-	Not Eligible	Report A717
28	B1379	Foothill Drive	191	Sulfivan House	1318-10-317-004	1929		Eligible, A & C	Report A170
29	B1380	Footbill Drive	192	Jerde Cabin	1318-10-310-045	1928		Eligible, A & C	Report A170
30	B1381	Foothill Drive	193	Avilla Cabin	1318-10-317-005	1935	,	Eligible, A & C	Report A170
31	B1382	Foothill Drive	194	Stadiman House	1318-10-310-044	1928	1; 1-C	Eligible, A & C	Report A170
32	B1383	Foothill Drive	197	Haenggi House	1318-10-317-007	1930		Not Eligible	Report A170
33	B1317	Freel Drive	617	Wright House	1318-09-810-079	1940		Not Eligible	Report A170
34	B1318	Freel Drive	621	Gish flowse	1318-09-810-081	1940		Not Eligible	Report A170
35	B1319	Freel Drive	627	Lewis Cabin	1318-09 810-084	1949		Not Eligible	Report A170
36		Glenbrook Road		Glenbrook Inn		1906		Eligible	Caterino & Koval 1989
37		Glenbrook Road	1947	Glenbrook Cottages		1906		Eligible	Caterino & Koval 1989
38		Glenbrook Road	1951	Bliss Boat House	1418 10-802-001	1906		Eligible	Maryin 2000
39		Glenbrook Road	1959	J.M. Short House		186-1		Eligible	Caterino & Koval 1989
40		Glenbrook Road	1960	Lakeshore House		1863		Listed, 1979	National Register
41		Glenbrook Road	1947	Glenbrook Barn		1870		Eligible	Caterino & Koval 1989
42	B5023	Hall Court	158		1318-26-512-001	1965		Not Eligible	Report A717
43	B5024	Hall Court	159		1318-26-510-005	1963		Not Eligible	Report A717
44	B5001	Highland Drive	219		1318-24-311-011	1959	2; 2-NC	Not Eligible	Report A717
45		Highway 50		Friday's Station		1860s		Listed, 1986	National Register
46	B1411 1415	Highway 50	660	Pines	1318-09-701	1925	4; 4·NC	Not Eligible	Report A17
47	B1336- 1344, 1316, S12-14	Highway 50	670	Gertrude Church Property	1318-09-710-002	1930	12; 12-(Eligible, A & C	Report A170
48	B1384	Highway 50	700	Price House	1318-10-317-001	1939	-	Eligible, A & C	Report A170
49	B1385	Highway 50	710	Hood House	1318-10-317-002	1934		Not Eligible	Report A170

#	SHPO #	Street Name	Street #	Historic/ Current Name	APN	Built	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)	Reference
50	B1386	Highway 50	722	Barnett-Moore Cabiu	1318-10-310-067	1929		Eligible, A & C	Report A170
51	B1387	Highway 50	726	Riddell Cabin	1318-10-310-066	1930		Eligible, A	Report A170
52	B1388	Highway 50	730	Throndson House	1318-10-310-065	1929		Eligible, A & C	Report A170
53	B1389- 1390	Highway 50	732	Delgrande Property	1318-10-310-064	1949	1; 1-NC	Eligible, A & C	Report A170
5-1	B1391	Highway 50	734	Swickard House	1318-10-310-062	1956	4(4 NC	Not Eligible	Report A170
55	B1392- 1393, 1416	Highway 50	738	DiGrazia Property	1318-10-312-014	1929	1; 1-C	Eligible, A &C	Report A170
56	B1395	Highway 50	748	Goddard House	1318-10-310-058	1922	LT NC	Not Eligible	Report A170
57	-	Highway 50	825	Zephyr Cove Stables	1318-10-000-004	1930s	6; 6-NC	Not Eligible	Marvin 2010
58	B1315	Highway 50	1236	Wagner House	1418-34-201-001	1939	4; 4-NC	Not Eligible	Report A158
59	B1333	Highway 50	1261		1418-34-110-028	1950	1	Not Eligible	Report \170
60	B1334	Highway 50	1265	Navone House	1418 34-110-029	1946	<u></u>	Not Eligible	Report A170
61	B1335	Highway 50	1299	Newkom House	1418-34-110-005	1939		Eligible, A & C	Report A170
62		Highway 50	1451		1418-27 601-005	1948		Not Eligible	Zcier & Reno 2009
63		Highway 50	1-161		1418 27-601-004	1948	5; 5-NC	Not Eligible	Zeier & Reno 2009
64	B1314	Highway 50	1820	Whispering Pines	01-110 11 & 12	1937			Report A157
65	B1394	Highway 50	740 746	Carles House	1318-10-310-059 1318-10-310-060	1956	I; I-NC	Not Eligible	Report A170
66	B1284 1311	Highway 50		Round Mountain Lodge / Round Hill Pines Resort	1318-15-401 001	1932	29; 26-C, 3- NC	Eligible, A, B & C	Report A150
67	 	Highway 50		Nevada Beach	1318-22-001-001		2; 2·NC.	Not Eligible	Marvin 2009
68	B1320	Job Lane	642	Edmundson Cabin	1318-09-810-100	1940		Eligible, A	Report A170
69	B1321	Job Lane	6-1-1	Faiss Cabin	1318-09-810-099	19-15		Eligible, A	Report A170
70	B1322	Job Lane	649	Swickard Cabin	1318-09-810-105	1959		Not Eligible	Report A170
71	B1312	Kelly Circle	17	Jul Lake Lodge Caretaker's Cabin	1418-15-511-012	1934		Eligible, B & C	Report A152
72	B4997	Kingsbury Grade	200		1318-23-401-009	1959	5; 5-NC	Not Eligible	Report A717

#	SHPO	Street Name	Street #	Historic/ Current Name	APN	Built	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)	Reference
73	B5008	Kingsbury Grade	217	Mike's Gasmart	1318-26-101-002	1965		Not Bligible	Report A717
74	B4998	Kingsbury Grade	266		1318-23-401-022	1953	1; 1-NC	Not Eligible	Report A717
75	B5020	Kingsbury Grade	318		1318-26-510-007	1959		Not Eligible	Report A717
76	B5021	Kingsbury Grade	322		1318-26-510-009	1958	1; 1 NC	Not Eligible	Report A717
77	B5022	Kingsbury Grade	324		1318-26-510-010	1956		Not Eligible	Report A717
78	B5002	Kingsbury Grade	420		1318-24-401-004	1963		Not Eligible	Report A717
79	B5003	Kingsbury Grade	438	Chart House	1318-24-401-008	1960	1; 1-NC	Not Eligible	Report A717
80	134999	Kingsbury Grade	466		1318-24-301-003	1959		Not Eligible	Report A717
81	B5000	Kingsbury Grade	486		1318-24-301-005	1965		Not Eligible	Report 1717
82	B5025	Kingsbury Grade	680	Resort Properties International	1319-19-201-003	1961		Not Eligible	Report A717
83	B5026	Kingsbury Grade	684		1319-19-310-004	1960		Not Eligible	Report A717
8-1		Lakeshore Drive	648	Converse / Solol House	1318-09-810-007	1930s	3; 3-NC	Not Eligible	Maryin 2009
85	1313-46	Lakeview Blvd.	680	Kohler House	1318-09-701-003	1932	3; 3-C	Eligible, A & C	Report A170
86	B1345	Lakeview Blvd.	681	Peak Cabin	1318-10-310-016	1927	1	Eligible, A & C	Report A170
87	B1279	Lakeview Blvd.	682	Harvey / Moody House	1318-10-310-015	1927		Eligible, A & C	Report A143: Report A170
88	B13-49	Lakeview Blvd.	684	Jones House	1318-10-310-014	1927		Eligible, A & C	Report A170
89	B1348	Lakeview Blvd.	685	Jones Cabin	1318 10-310-017	1937	2; 2-C	Eligible, A & C	Report A170
90	B1350- 1352	Lakeview Blvd.	686	Ellis Property	1318-10-310-013	1927	3; 3·C	Eligible, A & C	Report A170
91	B1353- 1354	Lakeview Blvd.	687	Curtis Property	1318-10-310-018	1924	I; 1-C	Eligible, A & C	Report A170
92	B1355	Lakeview Blvd.	692	Ray Cabin	1318-10-310-012	1932		Eligible, A & C	Report A170
93	B1356	Lakeview Blvd.	693	Nelson House	1318-10-310 020	1953		Not Eligible	Report A170
9.1	B1357	Lakeview Blvd.	696	Johnson Cabin	1318-10-310-021	1954		Not Eligible	Report A170
95	B1396	Lincoln Highway	710	Tilton House	1318-10-310-010	1928	6; 3-C, 3-NC	Eligible, A, B & C	Report A170
96	B1397	Lincoln Highway	716	Schulz House	1318-10-310-009	1938		Eligible, A & C	Report A170
97	B1398	Liucoln Highway	720	Downey House	1318-10-310-008	1995		Not Eligible	Report A170
98	B1399	Lincoln Highway	721	Pringle House	1318-10-317-003	1938		Eligible, A & C	Report A170
99	B1400	Lincoln Highway	722	Norton House	1318-10-310-007	1939		Not Eligible	Report A170

#	SHPO #	Street Name	Street #	Historic/ Current Name	APN	Built	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)	Reference
100	B1401	Lincoln Highway	723	Hodson House	1318-10-310-026	1930		Not Eligible	Report A170
101	B1278	Lincoln Highway	724	Fred H. Sibley / Reynolds Home	1318-10-310-006	1927	2; 1-C, 1-NC	Eligible, A & C	Report A142 Report A170
102	B1403	Lincoln Highway	729	Minedew House	1318-10-310-027	1930		Eligible, A & C	Report A170
103	B1404	Lincoln Highway	730	Sorensen-Hoover House	1318-10-310-005	1931		Eligible, A & C	Report A170
104	B1405	Lincoln Highway	733	Young-Koh House	1318-10-310-028	1928		Eligible, A & C	Report A170
105	B1406- 1407	Lincoln Highway	736	Bliss-Johnson Property	1318-10-310-004	1940	2; 2-C	Eligible, A & C	Report A170
106	B1408	Lincoln Highway	745	Bible Residence	1318-10-310-029	1933		Not Eligible	Report A170
107	B1409	Lincoln Highway	746	Richert House	1318-10-310-002	1926		Eligible, A & C	Report A170
108	B1410	Lincoln Highway	751	Siemens House	1318 10-310-032	1933		Eligible, A & C	Report A170
109	B1313	Lincoln Highway		Clubhouse / Beach House	0000-01-190-130	1938		Not Eligible	Report A15
110		Lincoln Highway	1963]ellerson House		1882		Eligible	Caterino & Koval 1989
111		Logan Circle	1744		1418-22-511-001	1964		Not Eligible	Zeier & Rer 2009
112	B5004	Logging Road	220		1318-24-701 003	1961		Not Eligible	Report A71
113	B5005	Logging Road	230	9-30-0	1318-24-701-004	1961		Not Eligible	Report A71
114	B5006	Logging Road	240		1318-24-701-005	1961		Not Eligible	Report A71
115	B5007	Logging Road	245		1318-24-701-006	1962	1; 1-NC	Not Eligible	Report A71
116		Lookout Road	644	Zephyr Cove Lookout Station	1318-10-411-014	1932		Eligible	Report A16
117	B1323	Old Lincoln Hwy	600	Vranes House	1318-09-812-015	1946	1; 1-NC	Not Eligible	Report A17
118	131324	Old Lincoln Hwy	614	Ross House	1318-09-812-016	1948	1; 1-NC	Not Eligible	Report A17
119	B1325	Old Lincoln Hwy	634	McNay House	1318-09-810-087	1941		Not Eligible	Report A17
120	B1358	Old Lincoln Hwy	682	Taylor House	1318-10-310-024	1927	1; 1-NC	Not Eligible	Report A17
121	B1326	Pharris Lane	610	Gardner House	1318-09-812-011	1851		Not Eligible	Report A17
122	B1327	Pharris Lane	616	Converse House	1318-09-812-017	1951		Not Eligible	Report A17
123	B1328	Pharris Lane	620	Manzo House	1318-09-810-080	1959		Not Eligible	Report A17
124	B1329	Pharris Lane	623	Wintsch House	1318-09-810-082	1954		Not Eligible	Report A17
125	B1330	Pharris Lane	630	Jacobsen Cabin	1318-09 810-085	1942		Eligible, A	Report A17
126	B1331	Pharris Lane	638	Lucchesi Cabin	1318-09-810-103	1960		Not Eligible	Report A17

#	SHPO #	Street Name	Street #	Historic/ Current Name	APN	Built	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)	Reference
127	B1332	Pharris Lane	640	Finley House	1318-09-810-102	1941		Not Eligible	Report A170
128		Pitman Terrace	1411		1418 27-210-014	1936		Not Eligible	Zcier & Reno 2009
129		Pittman Terrace	1461		1418-27-210-024	1940		Not Eligible	Zeier & Reno 2009
130		Pittman Terrace	1463		1418-27 210-025	1947	1; 1-NC	Not Eligible	Zeier & Reno 2009
131		Pittman Terrace	1469	-	1418-27-210-028	1939		Not Eligible	Zeier & Reno 2009
132	B5009	Woodland Way	137		1318-26-101-036	1956	2; 2-N(Not Eligible	Report A717

Previously Recorded Architectural Resource, Nevada Portion of the Lake Tahoe Basin, Washoe County

#	SHPO #	Street Name	Street #	Historic/ Current Building Name	APN	Built	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)	Reference
1		Betty Lane	730		124-031-08	1963	101 NC	Not Eligible	Zeier & Reno 2008
2		Champagne Road	720		126-263-03	1964		Not Eligible	Zeier & Reno 2008
3	134383	Gonowabie Road	540		123-101-04	1947	1; 1-80	Eligible, C	Report A634
-4	B4377	Lakeshore Blvd.	525		122-080-01 to 44	1964	11; 11-NC	Not Eligible	Report A634
5	B4378	Lakeshore Blvd.	549		122-090-01	1963	15; 15-NC	Not Eligible	Report A634
6	B4382	Lakeshore Blvd.	560		122-128-07	1961	1; 1 NC	Not Eligible	Report A634
7		Lucille Drive	547		124 061-01	1966		Not Eligible	Zeier & Reno 2008
8	-	Lucille Drive	551		124 081 16	1964		Not Eligible	Zeier & Reno 2008
9		Lucille Drive	555		124-081-14	1964	I: 1-NC	Not Eligible	Zeier & Reno 2008
10	-	Lucille Drive	559		124-081 13	1964		Not Eligible	Zeier & Reno 2008
11		Lucille Drive	561		124-081-12	1966	<u> </u>	Not Eligible	Zeier & Reno 2008
12		McCourry Blvd.	736		124-061-19	1966	1; I NC	Not Eligible	Zeier & Reno 2008
13	B4392	Mt. Rose Highway	625		124 032-34	1947	 	Not Eligible	Report A634
1.1		Mt. Rose Highway	635		124-032-35	1934		Not Eligible	Zeier & Reno 2008
15	B4387	Pahute Road	520		123-138-11	1945	<u> </u>	Not Eligible	Report A634
16	B4386	Pahute Road	550		123-138-08	1928	2; 1-C, 1 NC	Eligible, A & C	Report A634
17	B4379	Pinion Drive	101		122-111-02	1960		Not Eligible	Report A634
18	B4380	Pinion Drive	555		122 127 03	1960		Not Eligible	Report A634
19	B4381	Pinion Drive	557		122-127-04	1960	BUNC	Not Eligible	Report A634

#	SHPO #	Street Name	Street #	Historic/ Current Building Name	APN	Built	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)	Reference
20		State Route 28	5	Tahoc Biltmore & Sigus	123-052-04	1946	8; 7-C, 1-NC	Eligible, A & C	Marvin et al 2009
21	B3341	State Route 28	14	Ta-Neva-Ho Lodge / Crystal Bay Club	123-042-15	1939		Not Eligible	Report A494
22	B3343	State Route 28	24	Crystal Bay Motel	123-042-01	1956		Not Eligible	Report A494; Marvia 2009
23	B-4388	State Route 28	340		123 151-02	1959		Nor Eligible	Report A634
24	B4385	State Route 28	424		123-133-23 & 24	1960	3; 3-NC	Not Eligible	Report A634
25	13438-1	State Route 28	-146	-	123 101-15	1965	3; 3-NC	Not Eligible	Report A634
26		State Route 28		Cal-Vada Lodge Hotel	123-042 07			Listed, 1994	National Register
27	13-1391	Wassou Road	270		123-162-06	1954		Not Eligible	Report A634
28	B4390	Wassou Road	314		123-152-09	1946		Not Eligible	Report A634
29		Wassou Road	344	Withers Log House	123-152-06			Listed, 2000	National Register
30	B4389	Wassou Road	354		123-152-05	1942		Eligible, C	Report \634

Previously Recorded Architectural Resource, Nevada Portion of the Lake Tahoe Basin, Carson City (Ormsby) County

# 1	SHPO # B4475	Street Name North Canyon Road	Street #	Historic/ Current Building Name Spencer's Cabin	APN	Built 1930's	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)	Reference \\045
2		State Route 28	5000	Whittell's Thunderbird Lodge, Caretaker's House, Card House, Cottage, Gatekeeper's House, Boat House, Elephant Barn, and others	130-36-008	1938	24; 21-C, 3- NC	Listed, 2000 criteria A, B, C.	Catarino & Koval 1989; National Register

le:	SHPO #	Street Name	Street #	Historic/ Current Building Name	APN	Buik	Associated Structures (#; C, NC)	National Register / TRPA Eligibility (Consultant)
20		State Route 28	5	Tahoe Biltmore & Signs	123-052 04	1946	8, T.C, 1 NO	Eligible, You C
21	133311	State Route 28	14	Ta Neva-Ho Lodge / Crystal Bay Club	123 IM2-15	1939		Not Eligible
72	B3343	State Route 28	24	Caystal Bay Morel	123 (612 01	1956		Nor Eligible
23	B4388	State Rome 28	3-(6)		123-151-02	1959		Not Eligible
2-1	134385	State Ronte 28	434		123-133 23 & 24	1960	3,3 NC	Not Eligible
25	184384	State Route 28	446		123 101 15	1965	3;3 NC	Nor Eligible
26		State Route 28		Cal Vada Lodge Hotel	123-042 07			Listed, 1994
37	B4391	Wasson Road	270		123-162-06	1954		Not Eligible
28	B439H	Wasson Road	31-1		123-152-09	1946		Not Eligible
29		Wasson Road	744	Withers Log House	123 152.06			Listed, 2000
30	B4389	Wasson Road	154		123-152-05	1942		Eligible, C

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If you have any questions about a permit, call this number (775) 589-5333 or use the TRPA staff directory to find the con

BASICS

⊕ File or Case # HIST2019-0459

CAP Record Keys 19HIS / 00000 / 01020

Record Type Building/ERS/Admin/Historic

CAP Status Project Completed

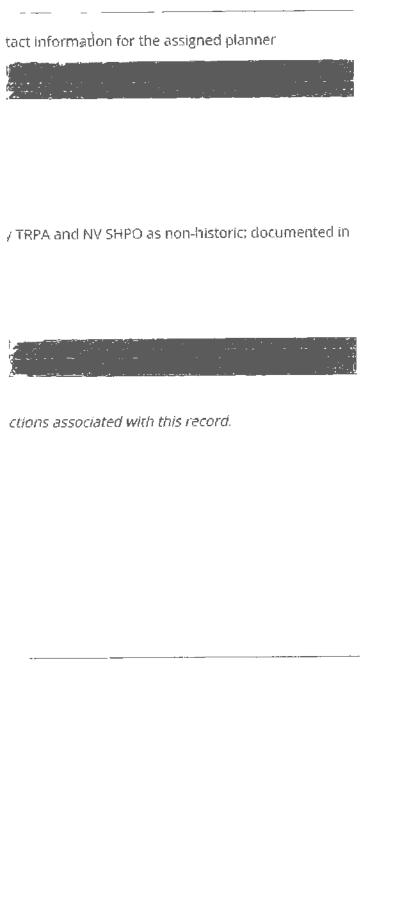
File Date 05/28/2019

Detailed Description Historic inventory update 5/28/19; multi-property determination; properties recognized by

NV architectural inventory survey

Assigned to Jennifer Self

Parcels			Transactions
122-090-01	122-127-04	123-101-09 (Inactive)	No development right transa
122-111-02	123-042-01	123-101-15	
122-127-03	123-042-15	123-133-23	
123-133-24	123-162-06	124-061-19	
123-138-11	124-031-08	124-081-12	
123-152-09	124-061-01	124-081-13	
124-081-14			
124-081-16			
126-263-03			

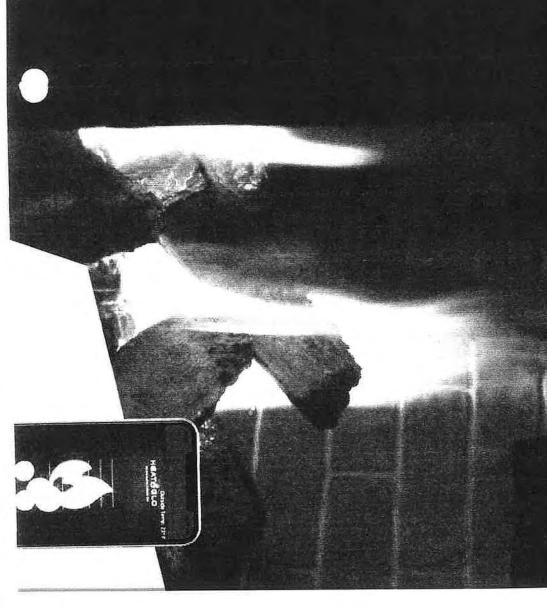


Fire Place / Gas Appliance/ Meets EPA Requirements

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MULTI-SIDED DIRECT VENT GAS FIREPLACES

HEATEGLO



(A) ESCAPE

Escape to warmth and comfort from two sides, with the best fire, the cleanest look and an authentic masonry appearance. Virtually invisible, anti-reflective glass and micro-screen mesh create a captivating traditional local point. Operating your lireplace is simple, smart and safe with Intelliffire Touch.

SEE-THROUGH

These stunning see-through fireplaces allow you to add architectural interest and to multiple rooms in a creative new way. Multiple personalization options let you bring your vision to life. Operating your fireplace is simple, smart and safe with IntelliFire Touch.

CORNER

Add architectural interest to your space and enjoy the power of fire in creative new ways with this stunning two-sided gas fireplace. Operating your fireplace is simple, smart and safe with IntelliFire Touch.

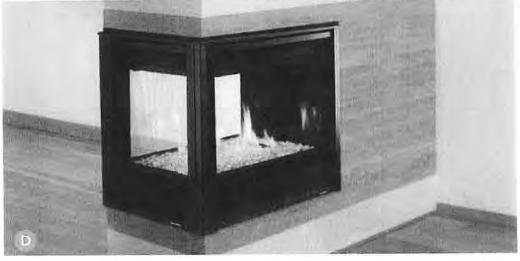
PIER

Add architectural interest to your space and enjoy the power of fire in creative new ways with these three-sided gas fireplaces. Multiple personalization options let you bring your vision to life. Operating your fireplace is simple, smart and safe with IntelliFire Touch.

LEFT: ESCAPE SEE-THROUGH shown with firescreen front in black
TOP RIGHT: SEE-THROUGH 36 shown with Halston front in black and Stratford brick interior
MIDDLE RIGHT: CORNER shown with Firescreen front in black with standard brick interior
BOTTOM RIGHT: PIER shown with Folio front in black, crystal glass and black glass interior

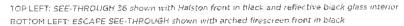






MODEL COMPARISON

FEATURES	Escape ST	ST-36 TR / TRB	32" ST	PIER 36 TR / TRB	Corner
			No.		
Size/Viewing Area	42"	36"	32 ⁿ	(36")	36"
Туре	See-Through	See-Through	See-Through	Multi-Sided	Multi-Sided
Room Sizes	Medium to large	Medium to large	Small to medium	Medium to large	Medium large
BTU/hr Input	43,500 to 57,500	21,000 to 38,000	14,700 to 21,000	21,000 to 38,000	21,000 to 38,000
Brick Interlor	Standard; Stratford	Standard: metal Optional: Stratford	N/A	Standard; metal Optional: Stratford	Standard: brick
Reflective Bjack Glass Interior	N/A	Optional	N/A	Optional	N/A
Porcelain Interior	N/A	N/A	N/A	N/A	N/A
Modern Flame and Media	N/A	TRB only: Optional	N/A	TRB only: Optional	N/A
Ceramic Standard Definition Logs	Nine	Six	тиоЯ	Six	Seven
Media	N/A	TRB*: crystal, amber, scarlet, ebony, cobalt, log, stones	N/A	TRB*: Crystal, amber, scarlet, ebony, cobalt, fog. stones	N/A
Flame	Stunning flame	TR: Stunning flame TRB: Stunning flame; Contemporary flame*	Stunning flame	TR: Stunning flame TRB: Stunning flame; Contemporary flame*	Stunning flame
Embers	Glowing and electric	TR: Glowing/Electric TRB: Glowing	Glowing	TR: Glowing/Electric TRB: Glowing	Glowing
Accent Lighting	Standard	N/A	N/A	N/A	N/A
Glass	Virtually invisible anti-reflective ceramic	Tempered	Tempered	Tempered	Tempered
Remote Control	Standard	TR: Standard TRB: Optional	Optional	TR: Standard TRB: Optional	Optional
Wall Switches	Optional	Optional	Optional	Optional	Optional
Ignition System	IntelliFire Touch ^e	IntelliFire Touch	IntelliFire	Intel[Fire Touch	IntelliFire Touch
		TECHNOL	.OGIES		
Heat Management Technologies	Optional Heat-Zone ^t Optional Heat-Out ⁹	N/A	N/A	N/A	N/A
Turndown	50%	50%	NG-30%; LP-N/A	50%	50%
Direct Vent	Standard	Standard	Standard	Standard	Standard
Illuminated Embers	Standard	TR: Standard	N/A	TR: Standard	N/A
PowerVent	Optional	Optional	N/A	Optional	Optional
Anti-Reflective Glass	Standard	N/A	N/A	N/A	N/A
Micro-Screen	Standard	N/A	N/A	N/A	N/A





STRATFORD BRICK INTERIOR PANELS



FADE-RESISTANT BLACK GLASS INTERIOR PANELS



HIGH-DEFINITION LOGS



ILLUMINATED EMBERS

INTERIOR PANEL OPTIONS Change the look of the tireplace with interior panel options. Choices range from brick panels that give the appearance of an authentic masonry tireplace, to reflective fade-resistant black glass for modern drama.







BLACK PORCELAIN PANELS



FADE-RESISTANT BLACK GLASS PANELS



STRATFORD BRICK PANELS



STANDARD CORNER BRICK PANELS

INTERIOR MEDIA Available for the ST-36TRB and PIER-36TRB with optional contemporary kit.



CRYSTAL GLASS



EBONY GLASS



COBALT GLASS



AMBER GLASS



SCARLET GLASS



ICED FOG GLASS



CAST STONES

ANDIRONS

Optional andirons are available in black on the Escape See-Through only.



CONTROL OPTIONS

	A.			-		20	E
	INTELLIFIRE APP*	TOUCHSCREEN	WIRELESS WALL SWITCH	WSK200-HNG	SMART-STAT-HNG	WSK-MLT-HNG	RCT-MLT-HNG
Wi-Fi Connectivity	•						
Compatible with Voice Assistants Amazon Alexa and Google Assistant	•						
Control Your Fire From Anywhere	•						
.On/Off		•	•	•	•	•	•
Touchscreen	•						.,
Fan Speed	•	•		•		. •	•
Flame Control	•					•	
Thermostal Mode	•	10			•	•	•
Timer Mode	•				•		•
Temperature Readout	•	•			•		•
Cold Climate Mode	•	•	•		1		
Child Lock		•					
Hot Indicator		•					
On-Screen Maintenance and Troubleshooting		•					
Dealer Info		•					
Auto Baltery Backup		•		•			
Battery Strength Indicator		•	•	•			
Flame Modulation		•					
Pilot Activation		•		•		•	
Aux Function		•					

^{*}Not available for 32" See-Through

MULTI-SIDED TECHNOLOGIES



INTELLIFIRE TOUCH IGNITION SYSTEM

IntelliFire Touch is our most advanced uncommentent-pilot ignition (IPI) system, making operating your appliance simple, smart and sate. Select the IntelliFire app, touch-screen remote control or wireless wall switch for the solution that fits your lifestyle



DIRECT VENT TECHNOLOGY

With direct vent freplaces and inserts 100°C at combistion exhibits and finnes are removed from your home. These scaled freplaces provide optimal bear, conserve energy and ensure elements indon an quality.



POWER VENTING TECHNOLOGY

Eireplaces aren't just for exterior walls. A fan-powered accessory with slim venting can zigzag throughout your home—up, down, over or under—making it possible to install a gas fireplace virtually anywhere. This ensures safe fireplace operation and the best flames. Check with your local hearth professional to determine if your home or fireplace could benefit from power venting technology.



LED EMBER BED

Add an extra layer of dimension and light to your fire. Realisms illuminated LP45 embors let you enjoy the ambiance, with or without the fire.



FADE-RESISTANT BLACK GLASS PANELS

A clean took that reflects the fire and never gets dull. Just like this black glass interior. It's hot. And looks that way, too. For the life of your fireplace.



Selations to help you manage the boat throughout your house

PASSIVE HEAT** KIT Passive heat disperses heat naturally without moving parts, allowing TVs to be mounted 1.2" above the free place without a mutted or shelf.

SMARTWALL TV KIT Design flexibility with automatic fan that allows a TV to be mounted 12° above the fireplace without a mantel or shell.

HEAT-ZONE KIT Reduce wall temperatures and redirect up to 50% of the heat from your implace to another room in your forme.

HEAT-OUT KIT Redirect up to 40% of the from from your fireplace and direct it outside for someton year cound

OPTIONAL FAN X frive heat directly into the many forsidded conflue

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EFFICIENCIES

EnerGuide (CSA P.4.1-15)

UnerCande is a rating used in Canada in measure annual fireplace efficiency.

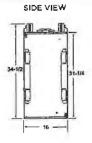
ESCAPE-51	62.5%
SF-3GTRYTRE	58%
PIER-36/FR/TRE	58%
L/RCOP-DV36IN	54%

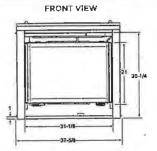


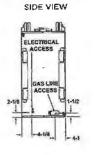


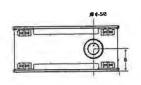
	FRONT	WIDTH	BACK	WIDTH	HEI	IGHT	DE	PTH	GLASS SIZE	BTU/HOUR INPU
MODEL	UNIT	FRAMING	UNIT	FRAMING	UNIT	FRAMING	TIMU	FRAMING	01/100 1:11	
ST-550T	37-5/8 [956]	38-1/8 [968]	37-5/8 [956]	38-1/8 [968]	34-1/2 [876]	34-3/4 [883]	16 [406]	15 [361]	27-3/16 X 18-1/16 [691 X 459]	14,700 - 21,000

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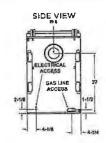


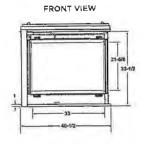


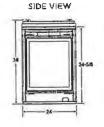
TOP VIEW

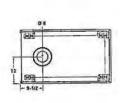
PIER		P	ΙĒ	R
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MODEL	UNIT	FRAMING	UNIT	FRAMING	UNIT	FRAMING	UNIT	FRAMING	GLASS SIZE	BTU/HOUR INPU
PIER-36TR (IFT)	40-1/2	40	40-1/2	40	38	38-1/8	24	23	33 X 21-5/8	21,000 - 38,000









TOP VIEW

Dimensions shown are in inches, Reference dimensions only. We recommend measuring individual units at installation, Assumes the use of 1/2" Sheetrock, NOTE: Non-combustible material is allowed over this dimension, Make sure you do NOT cover the decorative door opening.

Refer to installation manual for detailed specifications on installing this product. Heat & Glo reserves the right to update units periodically. The flame and ember appearance may vary based on the type of fuel burned and the venting configuration used. Pictures in this brochure are not true representation of the fireplace, flames and/or finishes.

11 Water Heater System Tankless/On Demand Natural Gas

#1 Home Improvement Retailer



Carson City 10PM \$89705

Carson City 10PM

\$9705

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... / Plumbing / Water Heaters / Tankless Water Heaters / Tankless Gas Water Heaters

Internet # 325908951 Model # ECOH200DVELN-3 Store SKU # 1009624806

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Sensel Super High Efficiency Plus 11 GPM 199,000 BTU Natural Gas/Propane Indoor/Outdoor Tankless Water Heater

★★★★ (4.6/208)

*1,537°°



Performance Plus 9.5 GPM Smart Non-Condensing Outdoor Natural Gas Tankless Water Heater

☆☆☆★ (4.4/155)

21,11539

Buy 3 or more \$1,003.85



1/6 >

 \Diamond

Top Rated

teem

Performance Platinum 9.5 GPM Smart Super High Efficiency Indoor or Outdoor Natural Gas **Tankless Water Heater**

(492) V Questions & Answers (321)















Hover Image to Zoom

12 BMP Calculation Spreadsheet Color

BMP Calculation Spreadsheet																		
Estimated Soil Erosion Savings of 42.1 pounds per year by doing your BMPs. Soil erosion is estimated by the treatment volume multiplied by a 250 mg/l concentration plus contributions of source control and deck treatments calculated with the USLE.																		
Property Address: 45 E TUSCARORA RD 'Start here) APN: 123-136-02 Date: 10/26/23			APN tookup Water Table:			MAP DATA ON-SITE DEI		-	Total Drain Rock Quantity (yd³) 19.8 Total Runoff (ft³) 404.8 Amount Treated 404.8					19.8 404.8				
Designed By: SV				Max. D	epth of	instali:	-		Мар	Unit:	7412 Total Excavation (yd³)							
Contributing Surface	1DW	A	В	С	E	F	G	2DW	н	J	3DK	_ D	10K	-				т
# of Stories	-0	0	2	2	2	1	1	0	2	3 14.9	0	19.9	0 8	T o	- 1	-		0
Length (ft.) Width (ft.)	15.9 15.9	12	13.5	16.5 16.5	10.6	17.5 17.5	17.6 17.6	11	20.8	14.9	3.4	19.9	21	t a		8		t a
Area (ft2)			400.00	070.05	112.36	306.25	309.76	121	432.64	222.01	11.56	396.0	168		-	0	0	- I (
Area (ft²) Runoff (ft²)	252.81 21.1	144	182.25 15.2	272.25 22.7	9.4	25.5	25.B	10.1	36.1	18.5	1.0	33.0	14.0	47.0		0.0	0.0	0.0
Treatment Label:	0.0	40	26	12.0	5.0	64.0	76.0	3.3	36.0	21.0	3.4		21.0				-	
Length (ft.) Width (in.)	3.6 80	4.0 36	3.6 40	25	36	18	18	40	24	24	40		96		13		-	
Depth (in.)		15	10	10	10	6	6	8	Б	6	3	-	3					
On-Site Ksat ("/ _m) mapped Ksat ("/ _m)		5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7			5.7	5.7	
Pretab Void Space (%)		40%	93%	40%	40%	40%	40%	93%	40%	40%	40%		40%					
Average Void Space (%) Effective Volume (yd³)	0.9	0.6	0.4	8.0	0.5	1.8	2.1	0.3	1.3	0.8	0.1	0.0	1.6			0.0	0.0	ле
Treatment Capacity (ft ³) Drain Rock Quantity (yd ³)		13.2	0.9	0.8	13.4	74,5	2.1	0.6	1,3	31.5	6.8 0.1	0.0	97.8	97.B		0.0	0.0	0.0
Excess Runoff (ft ³)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			50.8				0.0
Excess Capacity (ft ³)	13.7	1.2	0.7	0.6	4.0	49.1	62.6	2.6	16.0	13.0	5.6		-	30.0			2-3	0.0
Contributing Surface			т	1 5				- т		3	Ж 3	Yd T		2Dk	2A 0	Yd 0		Т
# of Stories Length (ft.)			- 0					- o		20.8	18.5	18 0		8	7.5	24		t
Width (ft.))		- t - a	-				- a		20,8	18.5	44 a	100	- 8	7,5	10	-	a
Area (ft2)	_	0	- 1	1	0	0	0	- 1		432.64	342.25	792	100	64	56.25	240	0	
Runoff (ft ³	0.0	0.0	0.0	1-1	0.0	0.0	0.0	0.0	-	36.1	28.5	66.0 130.	5	5,3	4.7	20.0	0.0	30.0
Treatment Label: Length (ft.)	+			1115				-				44.0	1			24.0		
Width (in.	-		_		-	-		_				216		-		120		
On-Site Ksat ("V _{n.}			-					-										
mapped Ksat (^{In} / _{Ix} Prefab Void Space (%	_	5.7	-		5.7	5.7	5.7	-		5.7	5.7	5.7	100	5.7	5.7	5.7	5.7	
Average Void Space (%	40%		-		93%			_				40%			1 00	40%	0.0	
Effective Volume (yd3 Treatment Capacity (ft3		0.0	0.0) '	0.0	0.0	0.0	0.0		0.0	0.0	7.3 456.8 456.	В	0.0	0.0	2.2 139.3	0.0	139.3
Drain Rock Quantity (yd	0.0	0.0	0.0		0.0	0.0	0.0	0.0		0.0	0.0	7.3 7.3		0.0	0.0	2.2	0.0	0.0
Excess Runoff (ft ² Excess Capacity (ft ²			0.0					0.0				326	_					109.3
-	34	23				15-3				1000			N	otes	1/1979		1	
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Contributing Surface					-			-	1	than fo	om imo	. 2. This is no ervious covera	ige on th	ie prope	erty. 3. 1	CRPA no	w requi	res nor
Width (ft.										combu	ıstible h	eader boards	for all in	iltration	devices.	, 4. Line	all infil	tration
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Treatment Labe Top Length (ft	_				1			1		0								
Top Width (ft	L)							-										
Depth (in Bottom Length (ft		0.0	0.0	0.0	0.0	0.0	0.0	0.0										
Bottom Width (ft	0.0	0.0	0.0	0,0	0.0	0.0	0.0	0.0										
Volume (yd On-Site Ks		0.0	D,O	0.0	0.0	0.0	0.0	0.0		8								
Mapped Ks	at 5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7		li .								
Treatment Capacity (ft Excess Runoff (ft		0.0	0.0	0.0	0.0	0.0	0.0	0.0										
Excess Capacity (ft		0.0	0.0	0.0	0.0	0.0	0.0	0.0				-	- 7	Revie	ewer Co	mmen	ts	
Deck Treatments Source Control Treatments																		
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Slope (%	(6)					Slope (9	%)											
Slope Length (Gravel Treatment Length (f		-	+		Slope	e Length (% Cov	_					1	100					- 2.0
Gravel Treatment Width (f	(t.)					% Cano	ру					Sh	est: 1	A 8	IDCC W	tment of Agricult	fute	
Additional Treatment Se		1	-	1	Drain Ro	Treatme					1	temp	of: 1 late 1/29/20		K(?==	ē.		

13

Structural Engineer Retained for project Jeff Harrell P.E. Note all site walls under 36 inches in height

Structured Engineering, LLC

Ve__'hought out Structural Engineering saves the client money

ontoct

Structured Engineering Mission Statement

Contact

Jeff Harrell, P.E.

972 Jennifer Street

(ncline Village, NV 89451

775-813-4915

jeff@structured-engineering.com

facebook page: www.facebook.com/StructuredEngineering

Tree Removal Permit. Tree at new upper driveway shown on plans to be removed has been. See permit: Tree 2024-1553 Disease: Safety Hazard



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

Tahoe Basin Tree Removal Permit Tahoe Regional Planning Agency

ASSESSOR'S PARCEL NUMBER (APN): 123-136-02	PERMIT NUMBER:	TREE2024-1553
--	----------------	---------------

REASON FOR REMOVAL: Disease; Safety Hazard

SPECIES/NUMBER: SP-1; Tree Total-1

OWNER OF RECORD OR AUTHORIZED AGENT:

Name: JEFFERY D EGET 1990 TRUST Telephone:

Mailing Address: 3651 GOODLAND DR STUDIO CITY CA, 91604

Location of Property: 45 E TUSCARORA RD County: Washoe County

CRYSTAL BAY, NV 89402

Only those trees approved by a forester may be cut, and the following STANDARD CONDITIONS shall be met during tree removal operations:

Permit mailed/left at residence - not valid unless signed by owner/authorized agent.

Permit must be on site during work.

Tops of live pine & fir stumps shall be covered with powdered borax immediately after felling to retard the spread of root disease.

Soil conditions must be dry before vehicles are allowed off pavement.

Stash shall be burned, chipped or removed within 15 days. (Burn permit obtained from the Fire Dept).

Green wood shall be covered & sealed with 6 mil clear plastic or split & scattered in a sunny spot until dry

A grading permit may be required for activities that result in greater than 3 cubic yards of soil disturbance

Date permit issued:

October 7, 2024

Permit is void: 3 year(s) after issuance.

Stump Excavation or the use of Heavy Equipment IS NOT part of this approval.

Please contact your local Fire Protection Agency for additional Defensible Space precautions.

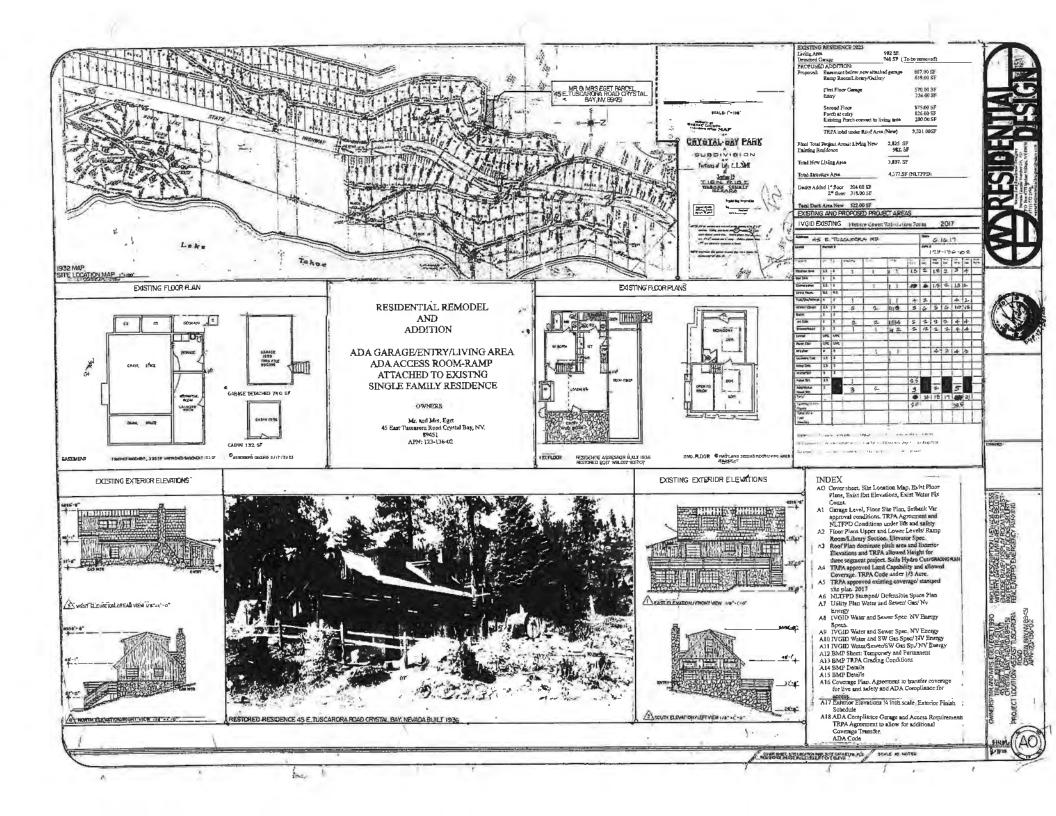
SPECIAL CONDITIONS:

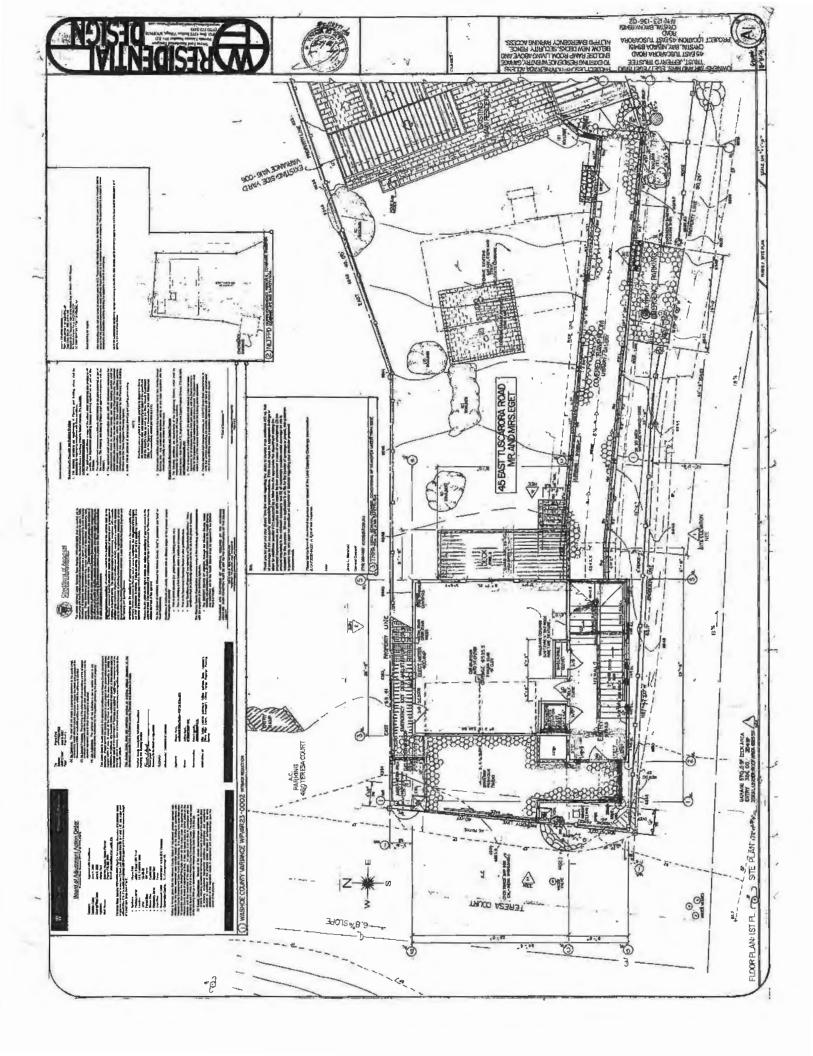
The Permittee, for himself, his contractors, and employees, agrees to save, indemnify, and hold harmless TRPA or its representative from all liabilities and claims for damages by reason of injury or death to any person or persons, or damage to property from any cause whatsoever while in, upon, or in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

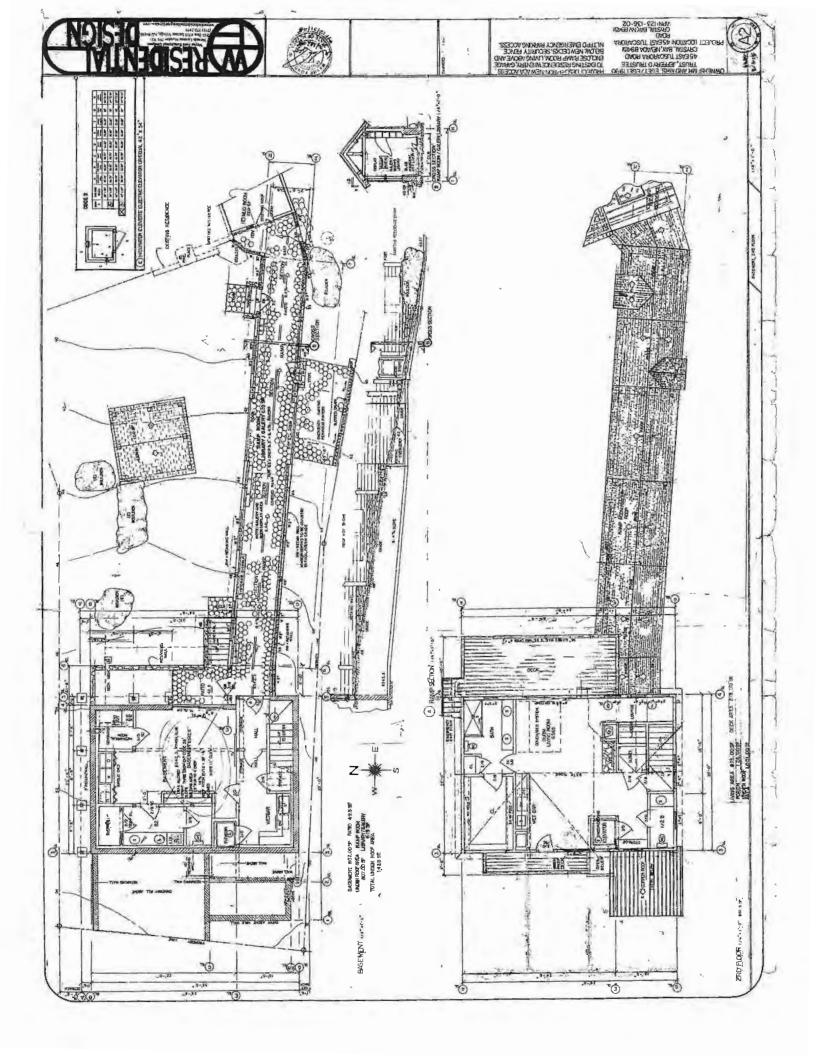
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and state laws, and regulations of the Department of Industrial Relations and Industrial Accident Commission, relating to the character of work, equipment, and labor personnel involved in the project. I also certify that the trees being removed are on the property as described above.

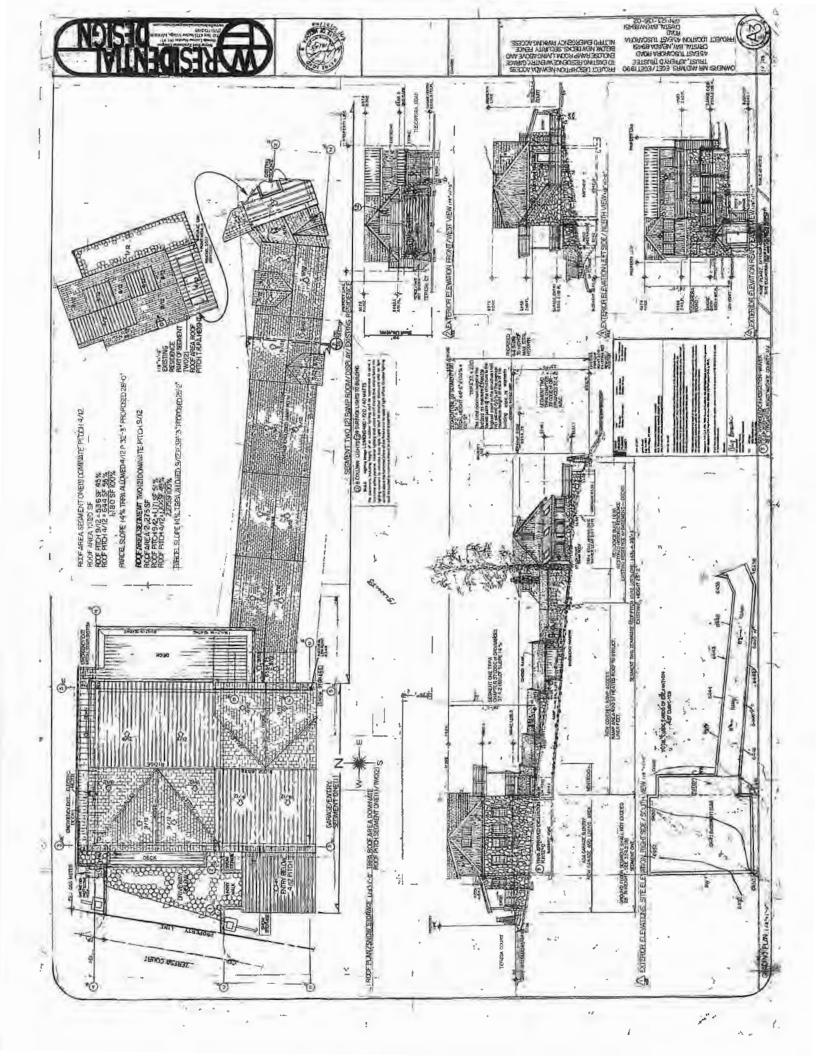
Owner's/Agent's Signature:		Date:	
Forester's Authorization:	En Sa	Date:	October 7, 2024

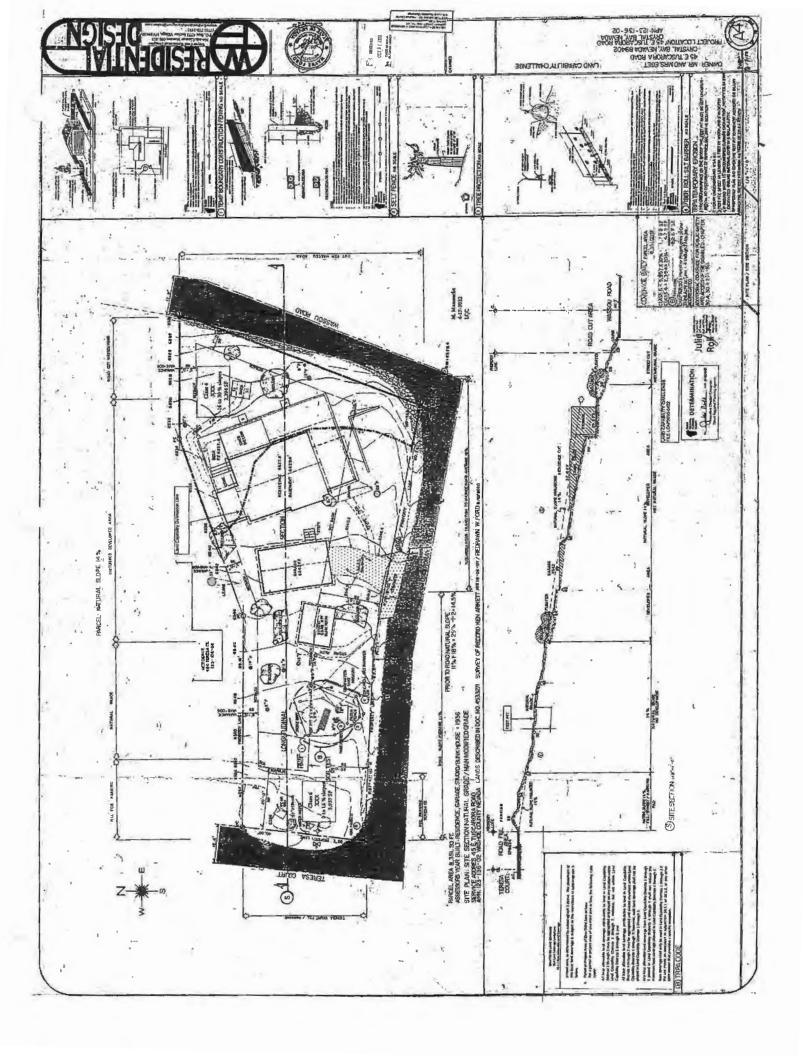
15 Plan Reductions

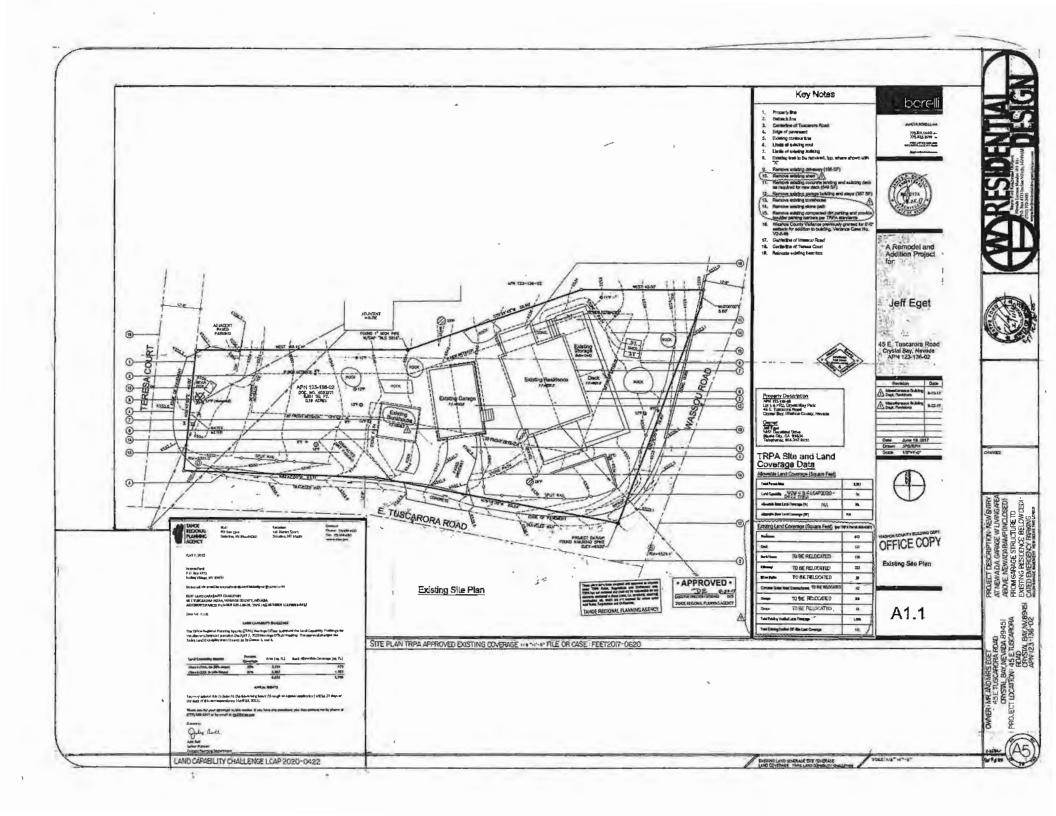


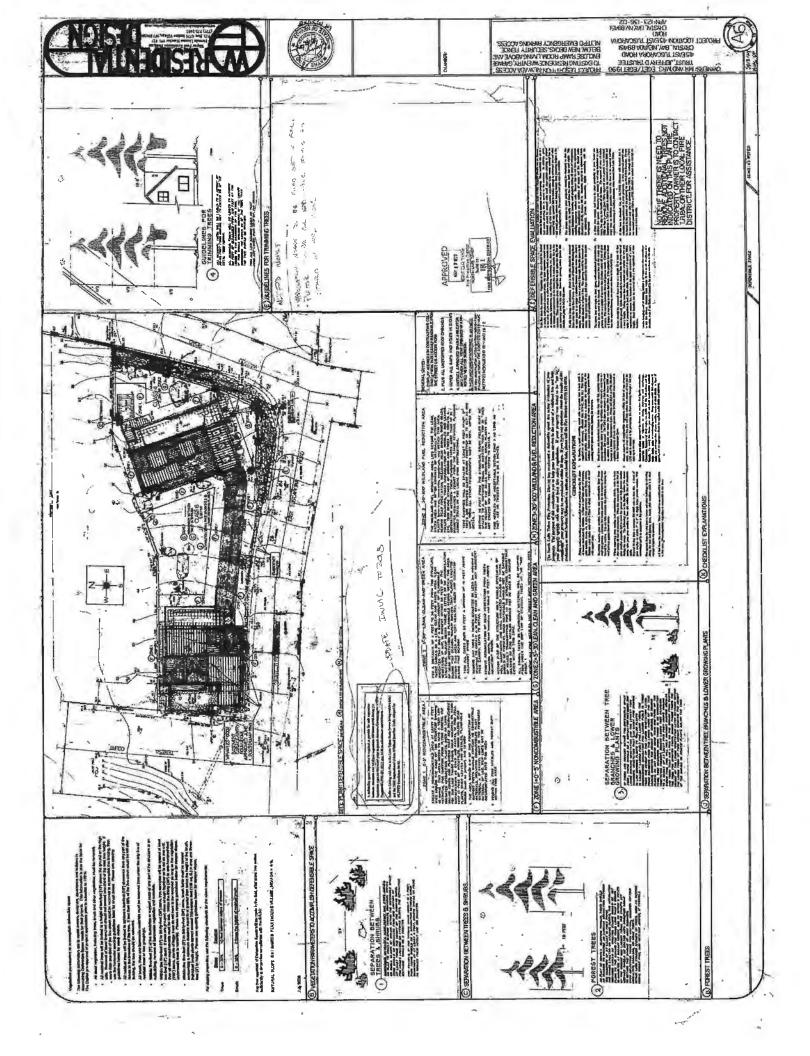


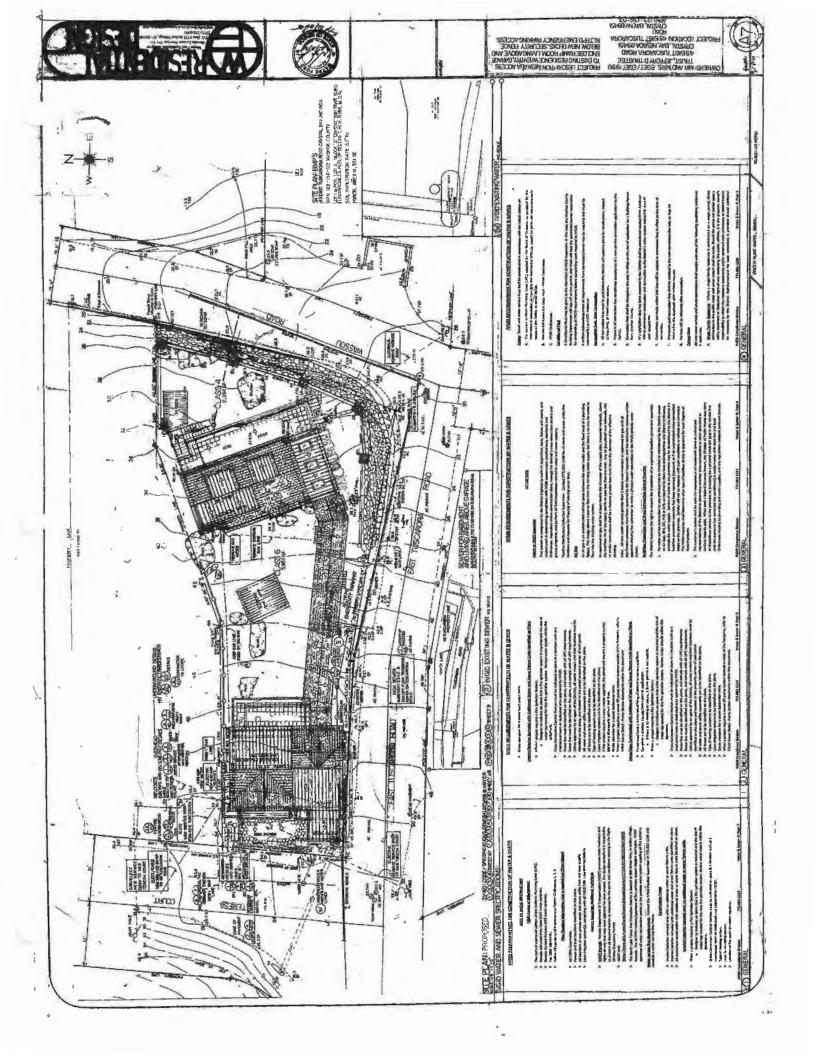












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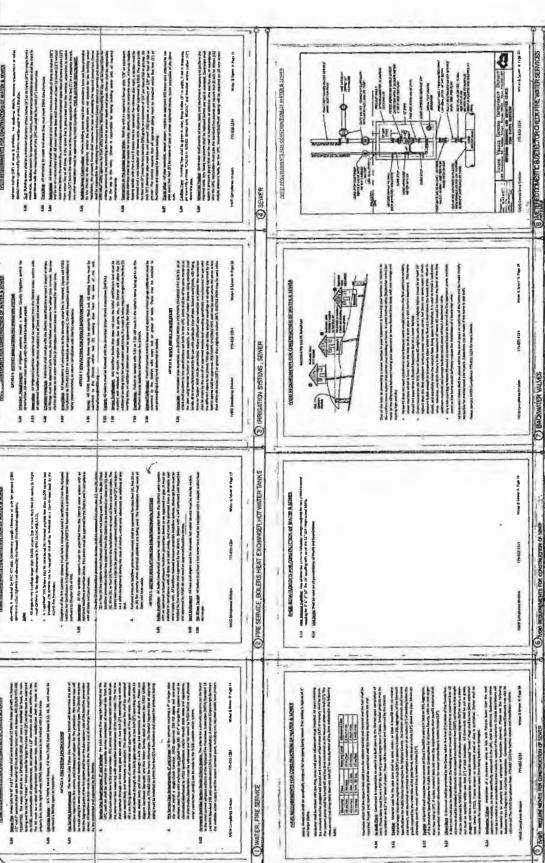
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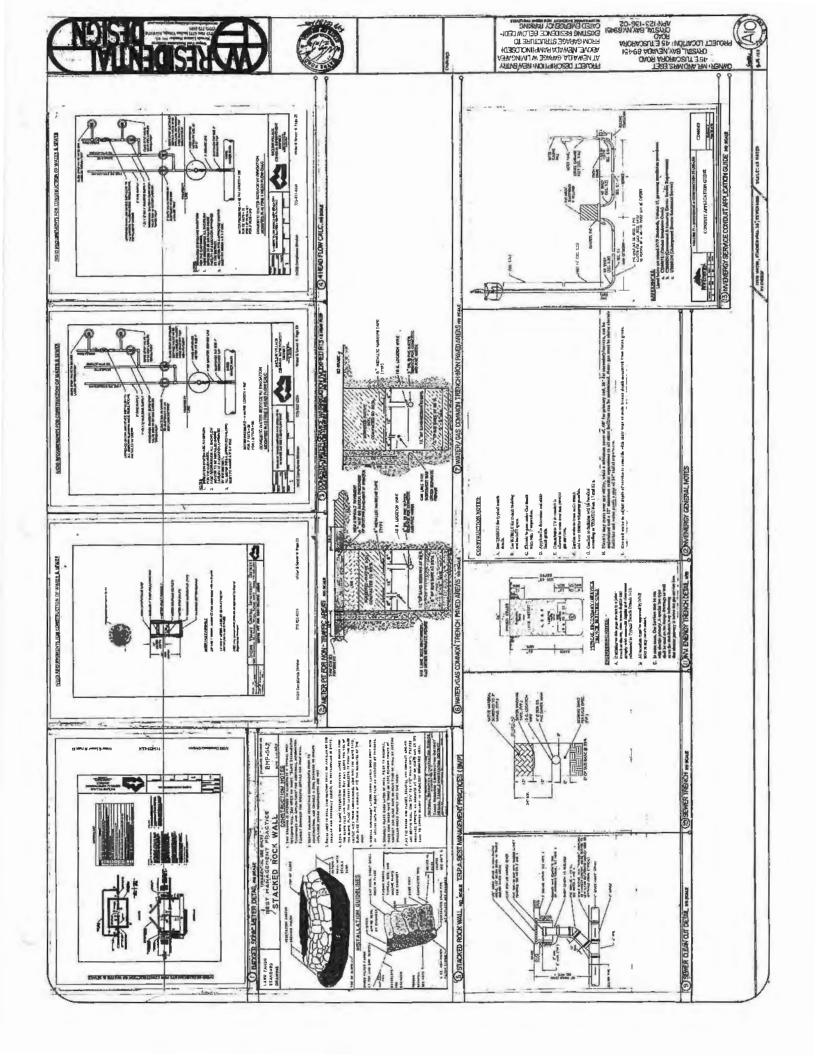
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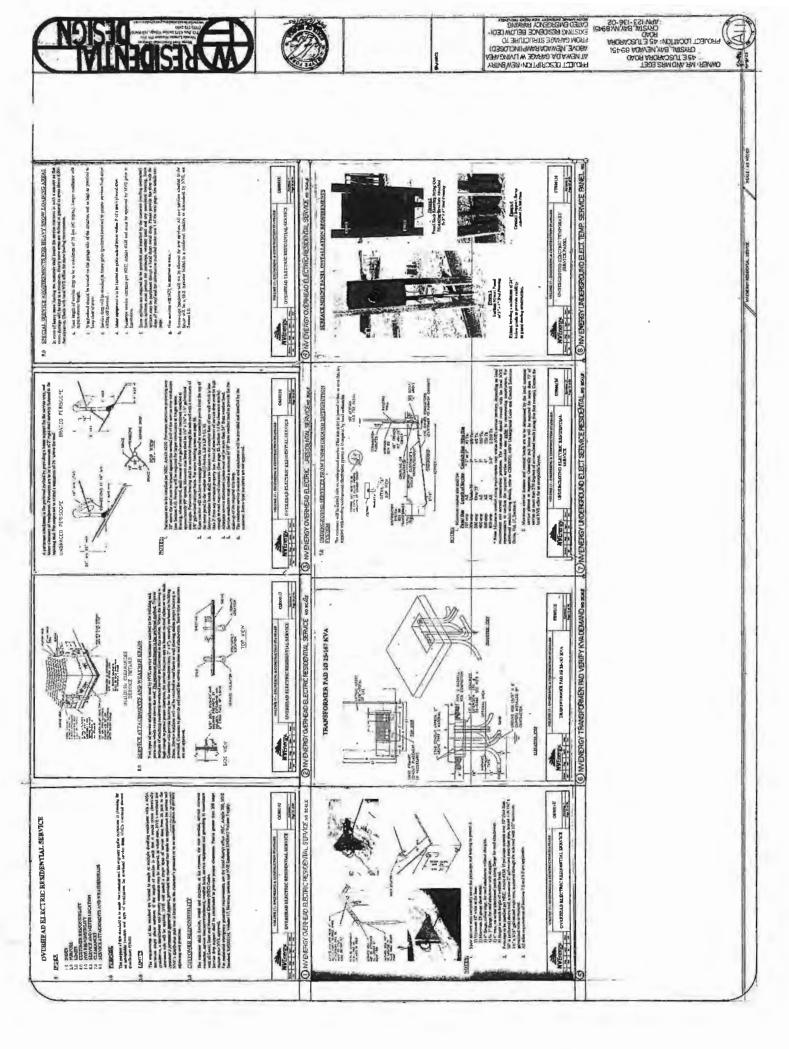
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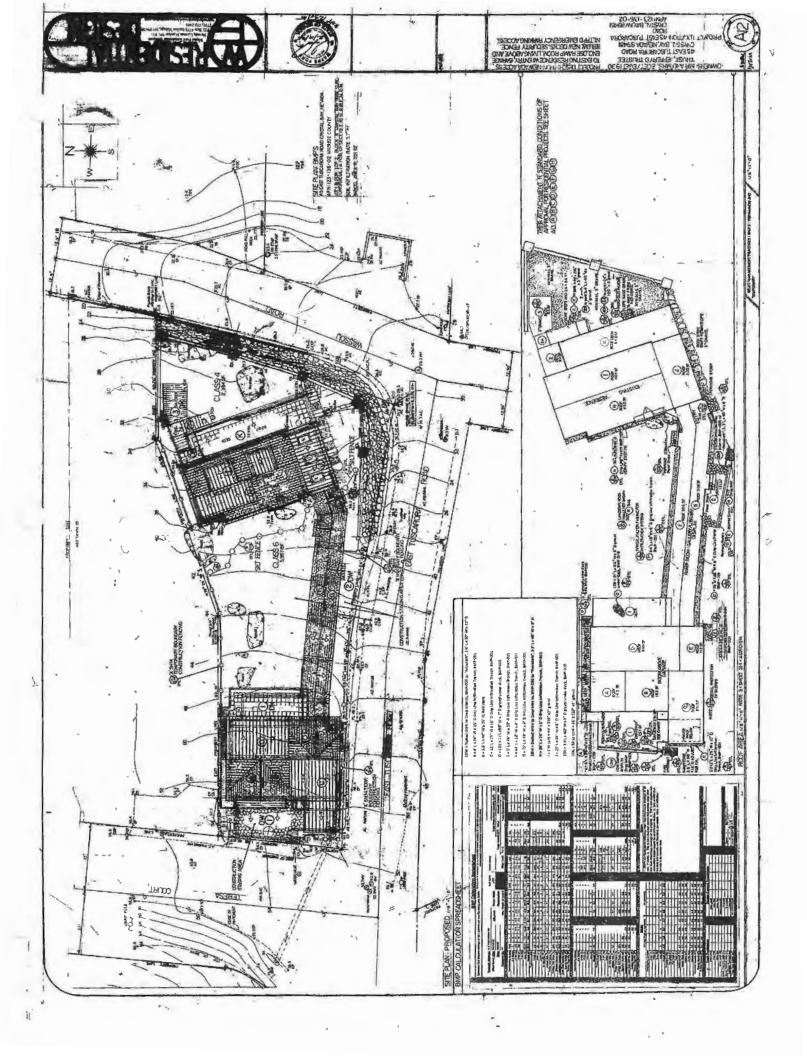
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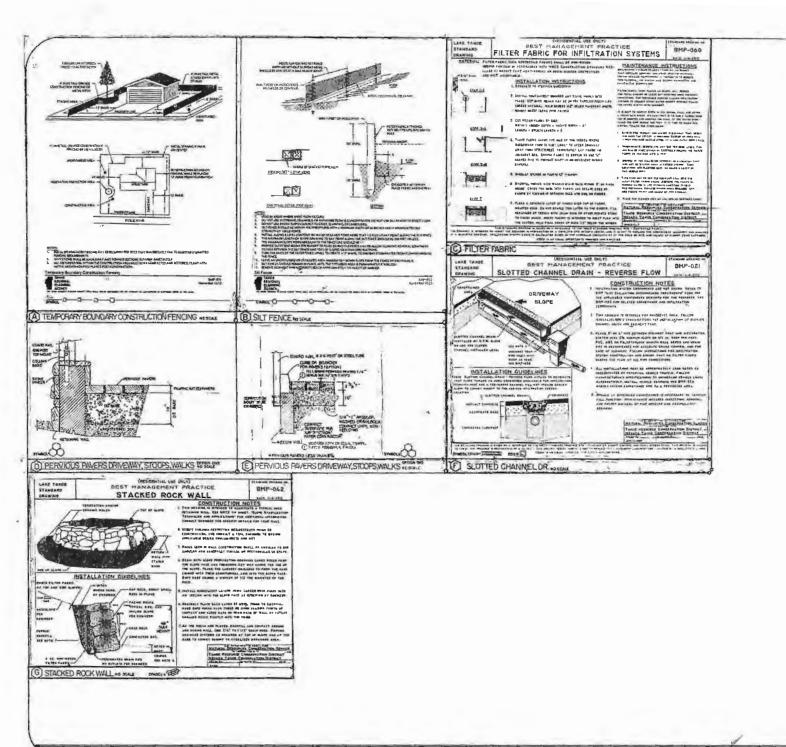
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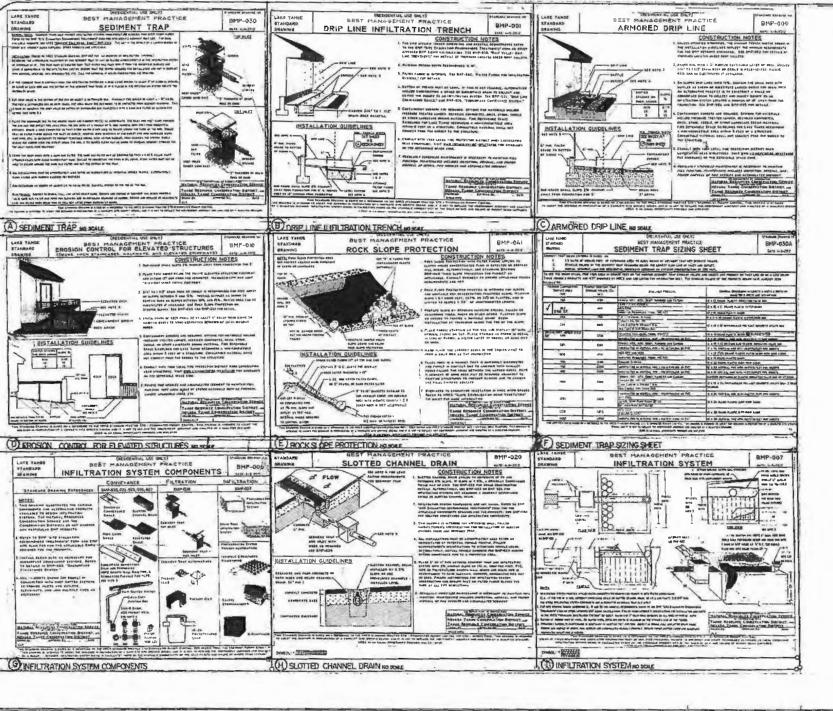
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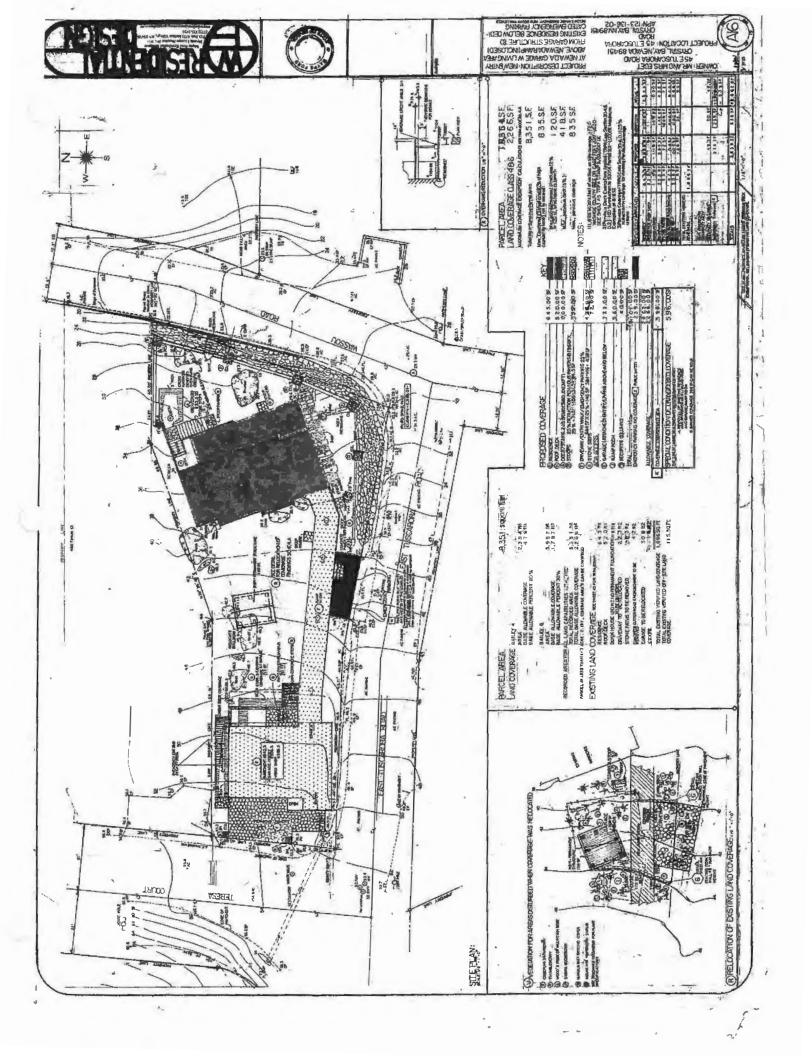
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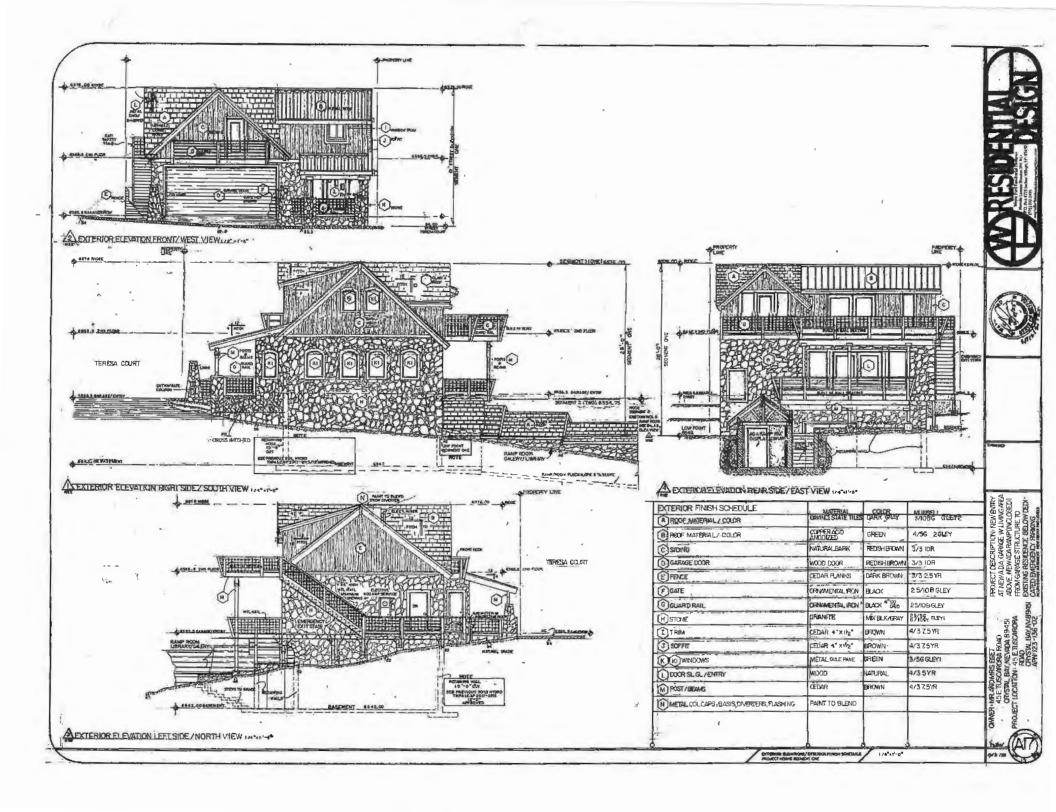
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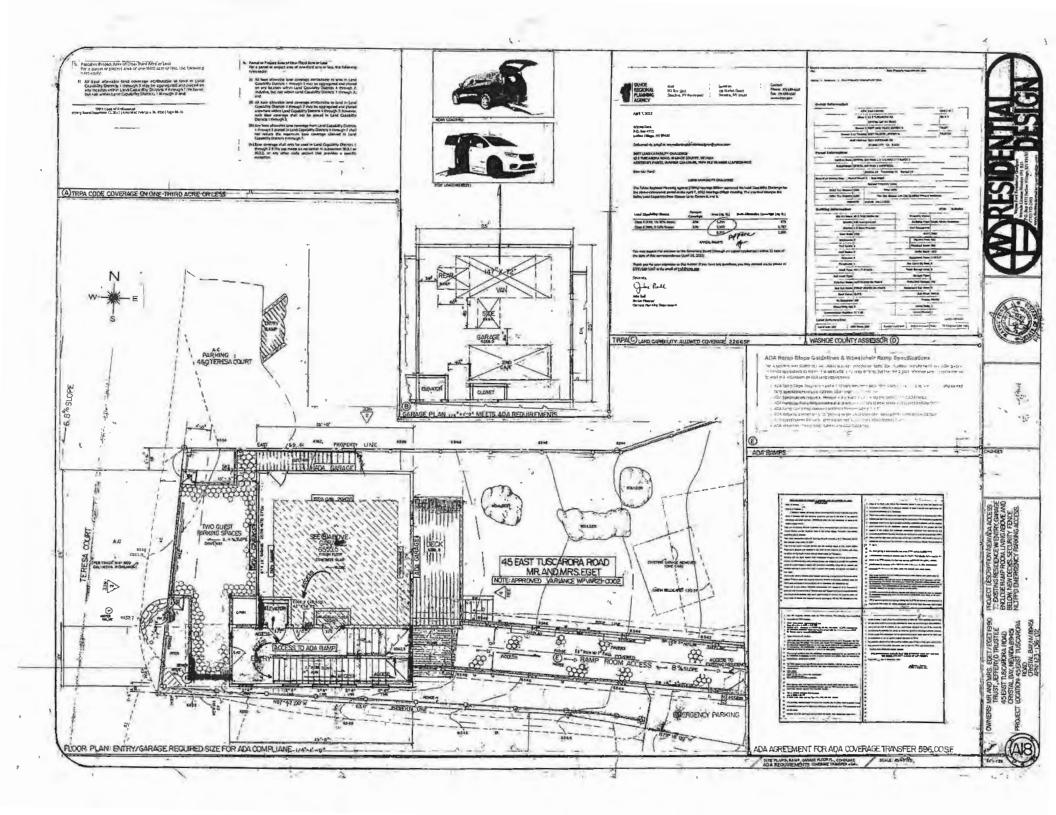
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Mail PO Box 5310 Stateline, NV 89449-5310 Location 128 Market Street Stateline, NV 89449 Contact Phone: 775-588-4547 Fax: 775-588-4527 www.trpa.gov

SINGLE FAMILY DWELLING PROJECT FINDINGS

OVERVIEW

The Tahoe Regional Planning Compact requires certain findings to be made before the Tahoe Regional Planning Agency (TRPA) can take certain actions, including project approval. The Regional Plan (which includes the Goals and Polices, Code of Ordinances, and local plans) sets forth which findings must be made. This document is intended to assist applicants in locating and making the required findings for their specific project. Written findings with a rationale is an application checklist item, meaning findings are required at time of application submittal.

For any questions regarding information within this packet, please call 775-589-5333 to speak with a permitting technician.

II. HOW TO USE THIS DOCUMENT

This document lists all required findings for Single-family residential projects, organized by Code chapter and subsection. The applicant must read through the findings (Section IV in this document) to determine which pertain to their specific project. Not all findings will be applicable to every project. It is suggested to copy and paste the applicable findings into a separate document and provide a written response and rationale for making the findings beneath. Examples are provided in Section III of this document. The rationale must include a detailed explanation of how the project meets the required finding. Simply restating the finding is not acceptable.

III. SAMPLE FINDINGS

Finding 22.7

The impacts of the coverage and disturbance are fully mitigated through means including, but not limited to, the following:

- Application of best management practices; and
- ii. Restoration, in accordance with Section 22.7.3, of land in Land Capability Districts 1a, 1c, 2, and 3 in the amount of 1.5 times the area of land in such districts coverage or disturbed for the project beyond that permitted by the coefficients in Subsection 30.4

Rationale:

Temporary best management practices (BMPs) will be implemented during construction including sediment barriers and vegetation protection fencing. Permanent BMPs will include revegetation over the entire area disturbed by the project. The project is not adding coverage or new disturbance to the area. Therefore, it is not required to provide 1.5 times the amount of restoration

needed. This project will be restoring the proposed disturbed area on a 1 to 1 basis.

Finding 37.7.1:

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

Rationale:

The Property is visible from a distance of 300 feet from the highwater mark of Lake Tahoe. The additional height will not cause any part of the building to extend abbe the forest canopy or any ridgeline as shown in the attached photo. The photo is marked with the proposed height of the addition and clearly shows the forest canopy to be higher than the proposed building addition. The property is not located on a ridgeline. The project proposed additional height for a 5:12 pitch greater than that specified in Table A. A Visual Magnitude analysis was completed for this project and is not increased beyond that permitted for the structures on the shoreland as set forth in subparagraph 30.15.E. See attached visual magnitude analysis.

Finding 30.4.4.A

The relocation is to an equal or superior portion of the parcel.

Rationale:

The project area has been verified as Land Capability Classes 1b, 4, and 5. Coverage relocation will occur within the Class 1b district with a net reduction due to coverage retirement mitigation requirements. The proposed project will consolidate coverage in the areas adjacent to the buildings. No coverage will be relocated from Class 4 or Class 5 into Class 1b.

IV. SINGLE FAMILY DWELLING REQUIRED FINDINGS

An applicant is required to provide a written explanation for how the project complies with the following findings at the time of application submittal. The chapters and section numbers listed below are in reference to the <u>TRPA Code of Ordinances</u>.

CHAPTER 4: REQUIRED FINDINGS

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.

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

exceeded.

Finding 4.4.1.C: Wherever federal, state, or local air and water quality standards apply for the

region, the strictest standards shall be attained, maintained, or exceeded

pursuant to Article V (d) of the Tahoe Regional Planning Compact.

CHAPTER 21: PERMISSIBLE USES

<u>Finding 21.2.2.A:</u> The project to which the use pertains is of such a nature, scale, density, intensity,

and type to be an appropriate use for the parcel on which and surrounding area

in which it will be located.

Finding 21.2.2.B: The project to which the use pertains will not be injurious or disturbing to the

health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of the surrounding

property owners; and

Finding 21.2.2.C: The project which the use pertains will not change the charter of the

neighborhood, or detrimentally affect or alter the purpose of the applicable planning area statement, community plan, and specific or master plan, as the case

may be.

CHAPTER 30: LAND COVERAGE

30.4.2 <u>Transferred Land Coverage Requirement</u>

Finding 30.4.2.A.1.d: The maximum

The maximum limits in Table 30.4.2-1 may be increased by a transfer of land coverage for a driveway built in accordance with the standards in Chapter 24: Driveway and Parking Standards, which is to be created in connection with the construction of a single-family house on an existing parcel, provided TRPA finds that:

- The construction will not result in a residential structure with land coverage greater than that permitted in Table 30.4.2-1 minus 400 square feet; and
- (ii) The single-family house, as a direct result of the increased land coverage, will be located on the parcel in such a manner that it shall cause the least harm to the natural environment through minimization of land alterations, grading, removal of vegetation, hydrological impacts and preservation of trees and other flora.

30.4.4 Relocation of TRPA-Verified Existing Land Coverage

Finding 30.4.4.A The relocation is to an equal or superior portion of

The relocation is to an equal or superior portion of the parcel or project area, as determined by references to the following factors:

- Whether the area of relocation already has been disturbed
- 2. The slope of and natural vegetation on the area of relocation
- 3. The fragility of the soil on the area of relocation
- Whether the area of relocation appropriately fits the scheme of use of the property
- The relocation foes not further encroach into a stream environment zone, backshore, or the setbacks established in the Code for the protection of stream environment zones or backshore

- 6. The project otherwise complies with the land coverage mitigation program set forth in section 30.6
- The area from which the land coverage was removed for relocation is restored in Finding 30.4.4.B accordance with Subsection 30.5.3.
- The relocation is not to Land Capability Districts 1a, 1b, 1c, 2, or 3 from any higher Finding 30.4.4.C. numbered land capability district.
- If the relocation from one portion of a stream environment zone to another portion, there Finding 30.4.4.D.1 is a net environmental benefit to the stream environment zone.
- Retirement of land coverage in the affected stream environment zone in the amount of Finding 30.4.4.D.2 1.5:1 of the amount of land coverage being relocated within a stream environment zone; or
- For projects involving the relocation of more than 1,000 square feet of land coverage Finding 30.4.4.D.3 within a stream environment zone, a finding, based on a report prepared by a qualified professional, that the relocation will improve the functioning of the stream environment zone and will not negatively affect the quality of existing habitats.
- Exceptions to Prohibition in Land Capability Districts 1a, 1c, 2, and 3 30.5.1

Public Service Facilities

- Finding 30.5.1.C Land coverage and disturbance for public service facilities may be permitted in Land Capability Districts 1a, 1c, 2, and 3 if TRPA finds that:
 - The project is necessary for public health, safety, or environmental protection;
 - 2. There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment in Land Capability Districts 1a, 1c, 2, or 3; and
 - 3. The impacts of the coverage and disturbance are fully mitigated in the manner prescribed by subparagraph 30.5.1.B.5.
- Finding 30.5.1.0 Water Quality Control Facilities

Land coverage and disturbance may be permitted in Land Capability Districts 1a, 1c, 2, and 3 for erosion control projects, habitat restoration projects, wetland rehabilitation projects, stream environment zone restoration projects, and similar projects, programs, and facilities if TRPA finds that:

- 1. The project, program, or facility is necessary for environmental protection;
- 2. There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment in Land Capability Districts 1a, 1c, 2, or 3; and
- 3. Impacts are fully mitigated and, if applicable, transferred land coverage requirements pursuant to subparagraph 30.4.3.B.5 are met.

30.5.2 Exceptions to Prohibition in Land Capability District 1b (Stream Environment Zone)

Finding 30.5.2.A

Stream Crossings. Land coverage and disturbance for projects to provide access across stream environment zones to otherwise buildable sites, if such projects otherwise comply with applicable development standards in Chapter 32: Basic Services, may be permitted in Land Capability District 1b (Stream Environment Zone) if TRPA finds that:

- There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment in the stream environment zone, or that encroachment shall be necessary to reach the building site recommended by IPES; and
- 2. The impacts of the land coverage and disturbance are fully mitigated in the manner set forth in subparagraph 30.5.1.B.5, with the exception that the restoration requirement in such subsection shall apply exclusively to stream environment zone lands and shall include coverage and disturbance within the permitted Bailey coefficients.

Finding 30.5.2.C Public Service

Land coverage and disturbance for public service facilities may be permitted in Land Capability District 1b (Stream Environment Zone) if TRPA finds that:

- 1. The project is necessary for public health, safety, or environmental protection;
- 2. There is no reasonable alternative, including a bridge span or relocation, that avoids or reduces the extent of encroachment in the stream environment zone; and
- 3. The impacts of the land coverage and disturbance are fully mitigated in the manner set forth in subparagraph 30.5.1.B.5, with the exception that the restoration requirement in such subsection shall apply exclusively to stream environment zone lands and shall include coverage and disturbance within the permitted Bailey coefficients.

Finding 30.5.2.D Water Quality Control Facilities

Land coverage and disturbance may be permitted in Land Capability District 1b (Stream Environment Zone) for erosion control projects, habitat restoration projects, wetland rehabilitation projects, stream environment zone restoration projects, and similar projects, programs, and facilities if TRPA finds that:

- 1. The project, program, or facility is necessary for environmental protection;
- There is no reasonable alternative, including relocation, that avoids or reduces the extent of encroachment in the stream environment zone; and
- Impacts are fully mitigated and, if applicable, transferred land coverage requirements pursuant to subparagraph 30.4.3.B.5 are met.

CHAPTER 32: BASIC SERVICES

32.3.1 Paved Roads

Finding 32.3.1_

TRPA may permit a waiver of this requirement if the agency finds that one of the following criteria is met:

- A. The project is subject to a variance for historically significant structures and districts pursuant to Chapter 67: Historic Resource Protection;
- B. The roadway is not designated to be paved by the surface water management plan (Volume I of the 208 Water Quality Plan as amended);
- C. The project is the expansion of a single-family dwelling;
- D. The permittee posts a security with TRPA in an amount equal to 110 percent of the permittee's fair share of the estimated cost of paving the road serving the parcel. TRPA shall apply the procedures established in law by the local jurisdiction to determine a fair share, or in the absence of such procedures, shall adopt a procedure for determining a fair share. This waiver shall not apply to the construction or reconstruction of a commercial, tourist accommodation, or multi-family residential project; or
- E. A program has been established that provides assurance the road will be paved within five years.

32.4.2 Water Supply

Finding 34.2.B

If the above minimum fire flow requirements cannot be met, TRPA may waive the requirements in Table 32.4.2-1, if an alternative fire protection deign that adequately complies with the intent of the adopted fire code has been approved by the applicable fire agency.

CHAPTER 33: GRADING AND CONSTRUCTION

33.3.6

Excavation Limitations

Finding 33.3.6.2

TRPA may approve exceptions to the prohibition of groundwater interception or interference if TRPA finds that:

- Excavation is required by the International Building Code (IBC) or local building code for minimum depth below natural ground for above ground structures;
- Retaining walls are necessary to stabilize an existing unstable cut or fill slope;
- Drainage structures are necessary to protect the structural integrity of an existing structure;
- d. It is necessary for the public safety and health;
- e. It is a necessary measure for the protection or improvement of water quality;
- f. It is for a water well;
- g. There are no feasible alternatives for locating mechanical equipment, and measures are included in the project to prevent groundwater from leaving

- the project area as surface flow, and any groundwater that is interfered with is rerouted in the ground water flow to avoid adverse impacts to riparian vegetation;
- It is necessary to provide two off-street parking spaces, there is no less environmentally harmful alternative, and measures are taken to prevent groundwater from leaving the project area as surface flow;
- i. It is necessary to provide below grade parking for projects that qualify for additional height under subsection 37.5.4 or 37.5.9 to achieve environmental goals, including scenic improvements, land coverage reduction, and area-wide drainage systems. Measures shall also be included in the project to prevent ground water from leaving the project area as surface flow and that any groundwater that is interfered with is rerouted into the groundwater flow to avoid adverse impacts to hydrologic conditions, SEZ vegetation, and mature trees; or
- j. It is necessary for a marina expansion approved pursuant to Chapter 14: Specific and Master Plans; and the environmental documentation demonstrates that there will be no adverse effect on water quality.

CHAPTER 34: DRIVEWAY AND PARKING STANDARDS

34.3 <u>Driveways</u>

Finding 34.3.2.B: In the application of subsection 34.3.3 through 34.3.5, inclusive, TRPA shall

encourage shared driveways if TRPA finds that the effect is equal or superior to

the effect of separate driveways.

Finding 34.3.2.E: Slopes of driveways shall not exceed the standards of the county or city in

whose jurisdiction the driveway is located. Driveways shall not exceed ten percent slope, unless TRPA finds that the construction of a driveway with a ten percent or less slope would require excessive excavation and that the runoff from a steeper driveway shall be infiltrated as requires in Section 60.4, In no case shall the driveway exceed 15 percent slope.

CHAPTER 35: NATURAL HAZARD STANDARDS

35.4.2 <u>Prohibition of Additional Development, Grading, and Filing of Lands Within the</u>

100-Year Floodplain

Finding 35.4.2.C TRPA may permit projects to effect access across a 100-year floodplain to otherwise buildable sites if such projects comply with applicable development

standards in Chapter 32: Basin Services, and if TRPA finds that:

- 1. There is no reasonable alternative that avoids or reduces the extent of encroachment in the floodplain; and
- 2. The impacts on the floodplain are minimized.

CHAPTER 36: DESIGN STANDARDS

36.5.4 Setback Standards (for parcels abutting roadways rated in TRPA's Scenic

Resource Inventory)

Finding 36.5.4.2: TRPA may approve building setbacks less than 20 feet if the reduced setback is

approved by the appropriate local jurisdiction and TRPA finds that the project shall not cause a decrease in the numerical ratings assigned to the roadway unit, including the scenic quality rating of the individual resources within each unit, as recorded in the 1982 Scenic Resource Inventory and shown in Tables 13-3 and 13-8 of the Study Report for the Establishment of Environmental Threshold Carrying Capacities, October 1982. The criteria for rating scenic quality as identified in the study report cited herein shall be used to determine if a project will cause a

decrease in the numerical rating.

CHAPTER 37: HEIGHT

37.5 <u>Additional Height for Certain Buildings</u>

Additional Height for Roof Pitch up to 5:12 (requires Finding 1)

Finding 37.7.1: Finding 1: When viewed from major arterials, scenic turnouts, public recreation areas or

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

Visual Assessment Tool, of the Design Review Guidelines.

Additional Height for Roof Pitch Greater than 5:12 (requires Findings 1, 2, and 8)

Finding 37.7.1: Finding 1: When viewed from major arterials, scenic turnouts, public recreation areas or

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

Visual Assessment Tool, of the Design Review Guidelines.

<u>Finding 37.7.2</u>: Finding 2: When outside a community plan, the additional height is consistent

with the surrounding uses.

Finding 37.7.8: Finding 8: The maximum building height at any corner of two exterior walls of the

building is not greater than 90 percent of the maximum building height. The maximum height at the corner of two exterior walls is the difference between the point of lowest natural ground elevation along an exterior wall of the building and

point at which the corner of the same exterior wall meets the roof.

CHAPTER 61: VEGETATION AND FOREST HEALTH

61.1.4

Old Growth Enhancement and Protection

Finding 61.1.5.B

Before tree-related projects and activities are approved by TRPA, TRPA shall find, based on a report from a qualified forester, that the project or activity is consistent with this chapter and the Code. TRPA may delegate permit issuance to a federal, state, or other qualified agency through a memorandum of understanding.

Finding 61.1.7.G

Tree Removal for Solar Access

TRPA may approve the removal of healthy trees provided TRPA finds that the trees unreasonably impede the operation of a solar energy system and that the solar energy system is properly located so as to minimize the need for tree removal.

CHAPTER 67: HISTORIC RESOURCE PROTECTION

Finding 67.7.3

Demolition

Historic resources shall not be demolished, disturbed, or removed unless TRPA finds that:

- The action will not be detrimental to the historic significance of the resource;
- The action is pursuant to a recovery plan approved by the applicable state historic preservation officer; or
- C. It is the only feasible alternative to protect the health and safety of the public.

Finding 67.7.4:

Construction, reconstruction, repair, and maintenance of historic resources shall be in accordance with the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

67.8

Exceptions for Historical Structures and Districts: To encourage the protection, maintenance, or rebuilding of sites, structures, or districts designated as a historic resource, TRPA may grant exceptions to certain provisions of this Code to allow reconstruction or repairs.

Finding 67.8.1

Exceptions may be granted if TRPA finds that:

- A. The site, structure, or district is designated as a historic resource; and
- B. The reconstruction, modification, or repair is in the public interest.

OPENING STATEMENT HISTORY AND NEED

Findings Opening Statement: Location 45 East Tuscarora Road Crystal Bay NV. 894521 APN 123-136-02 Washoe County. IVGID

Owners: Mr. and Mrs. Eget

Local Mailing Address: 26 State Rt. 28 #205 Crystals Bay, NV. H8902

The current residence that the Egets reside in was built in 1936. It was one of the first homes built above Highway 28. It cannot be seen from that scenic corridor. The subdivision the home exists in is Crystal Bay Park and it was completed in 1932. IVGID took over the water and sewer systems for the Crystal Bay area in 1995.

Mr. and Mrs. Eget bought the property in 2015. The goal was to remodel existing residence and restore it to the character that existed in 1936. In doing so also add modern heating, electrical and other services. The remodel was approved under the MOU between TRPA and Washoe County. Done Ensminger was the Building Official that did the TRPA and County review in 2017. The Architect was Jim Borelli. See sheet A5 of submitted plans.

It was apparent that additional living space was needed. So a design was done to redo the roof system adding shed dormers that allowed for access by a narrow stair system to the new upper level. A bedroom on the back side of the residence was kept for guests. The upper level had a balcony area and a master bedroom and small master bath. The kitchen was remodeled to allow for current, up graded appliances. No laundry area could be provided on the main level and it had to be place in the basement area. Due to the small foot print the basement could only be accessed from outside by a exterior stairs and steps. On the basement level is a small bedroom, small ½ bath, laundry room and mechanical area for a new water heater. The current square footage of the residence is 982 Sf of living area. See sheet A0 for existing floor plans, and exterior elevations.

The existing parcel at 45 E Tuscarora Road has a existing, one car detached garage. Access to the garage can only be from Tuscarora Road. The slope of the road is some 17 % and in the winter is mostly in shadow (no sun) due to the existing residence across the street at 44 East Tuscarora Road. The garage access for that home is further to the west on a flatter portion of the road of Tuscarora.

This garage was approved by TRPA in 1999 and built with Washoe County

permits, that same year. The previous owners were mostly at the residence in the summer and did not have to deal with the garage location and access to Tuscarora Road in the winter time, like Mr. and Mrs. Eget do.

Medical Changes for Mr. and Mrs. Eget:

In 2018 Mrs Eget received the diagnoses she had Parkinson's Disease. Her courageous battle continues until today. It became apparent that this diagnoses was going to change how they were able to use the home. I was contacted and we discussed what the limitations of the parcel were under Bailey, 1A. That greatly limited the available coverage to be able to provide new access to the residence ,1% allowed. The also did not allow for the TRPA's Land Coverage Exemptions Code to be applied. The parcel needed to have the correct land capability applied under Bailey. That was achieved in 2020. See Sheet A4 of the Architectural Documents.

The only location for a safe garage was off of Teresa Court. That location was at the opposite end of the property and would need a great deal more coverage than the 1% allowed, as a 1A. Under 1A most of the allowed coverage was already used when the residence was built in 1936 and the detached garage was added in 1999. One factor I did notice was that the parcel for the most part was under 16% slope. There was little if any boulder fields. So a preliminary review was done and it was found that the property was likely a Number 6. In 2020 it was determined that the parcel was 4 and 6. The parcel being under 1/3 acre, TRPA rules allow for the two land coverage districts, to be combined.

Some of the allowed coverage concerns were addressed. Yet the requirements for ADA have greater design areas, access requirements, than the small parcel now being 6 and 4 would allow.

That is when findings made under Life and Safety were recognized in a meeting with TRPA's attorney and staff. There is a section in the findings documents that goes into what was agreed upon by TRPA so the Eget's can remain at the home ,they have restored. These minimal requirements are reflected in the plans submitted. What was also understood by Washoe County was the hardship of the topography and lot shape , a variance was granted, WPVAR-002 , for set-backs on the front, side and rear yards. This variance allows for the construction of a ADA Garage, Entry, Elevator and Access Ramp Room System. TRPA Segment Code for height allows for all new development to be connected to the existing, restored residence.

Mr. and Mrs. Eget will be able to stay in their home for many years to come and do so safely and with the ability for first responders to be able to safely help if needed. All this also protecting the existing restored 1936 home and the Lake Tahoe Environment it was built in some 89 years ago.

Wayne Ford Residential Design License Number 091-RD



CHAPTER 61: VEGETATION AND FOREST HEALTH

61.1.4 Old Growth Enhancement and Protection.

Finding 61.1.5.B: Before tree-related projects and activities are approved by TRPA, TRPA shall find, based on a report from a qualified forester, that the project or activity is consistent with this chapter of the Code. TRPA may delegate permit issuance to a federal, state, of other qualified agency through a memorandum of understanding.

Rational: Note the only tree indicated on the site plan has been removed as a dangerous tree. (14)

Finding 621.1.7.G Tree removal for Solar Access.

Rational: No trees are being removed for this project. Thus no trees are needed to be removed for solar access.

TRPA may approve the removal of healthy trees provided TRPA finds that the trees unreasonably impede the operation of a solar energy system and that the solar energy system is properly located so as to minimize the need for tree removal.

Rational: There is no proposed solar systems for this project. No trees are to be removed. (14)

CHAPTER 67: HISTORIC RESOURCE PROTECTION

The residence is not on the Architectural, Inventory of Selected Buildings Locate within the Nevada Portion of the Lake Tahoe Basin. Phase 1. for archival Research. See TRPA Parcel Records and determination under previous permits for restoration of existing residence done in 2017. (9)

That permit was issued under a MOU with TRPA. Don Ensminger of Washoe County TRPA's designated planner under the MOU. (Sht.A5)

CHAPTER 36 DESIGN STANDARDS

36.5.4 Setback Standards for parcels abutting roadways rated in TRPA's Scenic Resource Inventory

Response; The project site is not on a scenic highway nor can be seen from Lake Tahoe.

Finding 36.5.4.2: The design standard applied to the project can be called Old Tahoe. See Sheet A17 for finish schedules, and Munsell Numbers. (J). Even though the residence that was built in 1936 it is not on any Historic Register(9), the owners wanted to keep to the materials, colors, and textures, whice would have been available in 1936.

CHAPTER 37: HEIGHT:

37.5 Additional Height for Certain Buildings.
Additional Height for Roof Pitch up to 5: 12 (required Finding 1)

Finding 37.7.1: Response: The site location cannot be seen from a scenic highway (SR 28) or from the waters of Lake Tahoe. The existing and proposed development does not extend above the forest canopy.

Finding 37.7.1: Same response as one for roof pitches greater than 5:12.

Finding 37.7.2: The project is withing the Area Plan (Community Plan)

Finding 37.7.8: The addition to the existing residence is design under TRPA Segment Code Chapter 37 / 37.4.2 Maximum Height for Builidngs on Slopes. The slope of the parcel in the Class 6 area is 14% and in the Class 4 area is 18%. See Sheet A4 of the Architectural Documents. The project has two segments. (D) The project does not exceed the tree canopy. The project cannot be seen from 100 feet out on Lake Tahoe.

CHAPTER 34:DRIVEWAY AND PARKING STANDARDS.

34.3 Driveways

Finding 34.3.2.B: In the application of subsection 34.3.3 through 34.3.5, inclusive, TRPA shall encourage shared driveways. If TRPA finds that the effect is equal or superior to the effect of separate driveways.

Rational; A shared driveway cannot exist due to the shape of the parcel and existing residence locations next to the parcel. See site plans. Sheet A1 of the Architectural Documents.

Finding34.3.2.E: Slopes of driveways shall not exceed the standards of the county or city in whose jurisdiction the driveway is located. Driveways shall not exceed ten percent slope, unless TRPA finds that the construction of a driveway with ten percent of less slope would require excessive excavation and that the runoff from a steeper driveway shall be infiltrated as requires in Section 60.4, in no case shall the driveway exceed 15% slope.

Rational: The existing driveway is level, yet when backing out a car on to the street of Tuscarora Road the slope of the road at that location is some 17%. This alone exceeds the recognized safety standard by TRPA for vehicle use. The new driveway is at 9.4% slope and the street of Teresa Court is at 6.8% slope. This is a much safer access to the Washoe County Road system and allows for a much safer access to the site.(Sht.A1)

CHAPTER 35; NATURAL HAZARD STANDARDS

35.4.2 Prohibition of Additional Development, Grading, and Filling of Lands Within the 100-Year Floodplain.

Not Applicable: The site is not in a 100 year floodplain and is not near a 100 year floodplain.

30.5.1

Exceptions to Prohibition in Land Capability Districts 1a,1c,2, and 3

Finding 30.5.1.C

Finding 30.5.1.D

Finding 30.5.2

Finding 30.5.2.A

Finding 30.5.2.C

Finding 30.5.2.D

CHAPTER 32 BASIC SERVICES

32.3.1 Paved Roads:

Rational: All the roads to and from this site are paved.

Finding 32.3.1 Waivers are not required.

32.4.2 Water Supply

Rational; Water and Sewer are provided by IVGID. See Sheet A0 for existing and proposed fixture counts. See Sheet A7 for Mechanical Plans for the residence.

Finding 34.2.B. The project will have a fire suppression sprinkler system approved by NLTFPD. See Mechanical Sheet for IVGID Water Supply Requirements. Sheet A9 "8".

CHAPTER 33: GRADING AND CONSTRUCTION

33.3.6 Excavation Limitations

Finding 33.3.6.2 TRPA may approve exceptions by the International Building Code of groundwater interception or interference if TRPA finds that:

Note a-j do not apply. No ground water will take place. See Soils Hydrology Investigation Waiver June 12, 2017/12 feet excavation. LCAP2017-0115 Aly Borawski Planner TRPA. See Sheet A3 "S" for report. (I)

A mitigation fee will be paid for all new coverage for the project. The transferred coverage under life and safety of 596 SF will be the basis for a excess coverage mitigation fee. To be determined. (1)(A)

Finding 30.4.4.B: The area from which the land coverage was removed for relocation is restored in accordance with Subsection 30.5.

Response: See sheet A16 "R" for vegetation plan. See exhibit Backyard Native Plants and Tahoe Friendly Gardens / Native and Adapted Plants for guidance. (F)

Finding 30.4.4.C. The relocation is not to Land Capability Districts 1a,1b,1c, 2 or 3 from any higher numbered land capability district.

Rational: The relocation of land coverage is from Class 6 to Class 6 (Bayley)
See site assessment LCAP2020-0422 Boundary Line Districts
for No. 4 and No. 6. (See sheet A4. Of Architectural Documents.)
(7)

Finding: 30.4.4.D1 If the relocation from one portion of a stream environment zone to another portion, there is a net environmental benefit to the stream environment zone.

Rational: There are no SEZ's on the property or near the property. (7)

Finding: 30.4.4.2 Retirement of land coverage in the affected stream environment zone in the amount of 1.5.1 of he amount of land coverage being relocated within a stream environment zone: or

Rational: There are no SEZ's on the property or near the property. (7)

Finding 30.4.4.D.3, Na = Not applicable

The following findings do not apply to this parcel which is Class 4 and 6.

One: Whether the area of relocation already has been disturbed.

Response: The existing garage is off Tuscarora Road. The relocation of that Coverage is to a area off of Teresa Court. That area has been disturbed as the main parking area due to the safe access which Teresa Court offers.

Two; The slope of and the vegetation on the are of relocation.

Response: The land capability for the existing garage area is No.6. The area of relocation is also No. 6. Both areas natural slope is under 16%.

The vegetation where the existing garage is at the present is limited to manzanita. This highly combustible vegetation has to be removed under the guidelines of the adopted Defensible Space Code for NLTFPD. The new area is now paved and has very little vegetation present/

Three: The fragility of the soil on the area of relocation.

Response: The new area of relocation is of the same slope as determined by the land capability challenge LCAP2020-0422.(7)(H) This area now is comprised of mostly fill material and will be returned to the natural slope of 16% which existed there in 1936.

Four: Whether the area of relocation appropriately fits the scheme of use of the property.

Response; The area to of relocation is now the safest parking area. This is due to the current slope of Tuscarora Road, 17%, at the driveway to the current garage. So it does fit the scheme of the use for a two car garage and two on site guest parking spaces.

Five: The relocation does not further encroach into a stream environmental zone, backshore, or the setbacks established in the Code for the protection of stream environment zones of backshore.

Response: There is no SEZ's and or Backshore on the property or near the property.

Six: The project otherwise complies with the land coverage mitigation set forth in section 30.6.

The new structure will be fully sprinkled per NLTFPD requirements. The electrical system will have a generator back-up. The garage will have a electrical charging system for those kind of vehicles. A safety access stair is provided for EMS access to the second story above the garage. (ShtA1)Sht.A2)

Three; The minimum driveway necessary to provide two off-site parking spaces for each residential parcel.

The parking off of Teresa Court allows for two on-site spaces for guest parking. In addition a dedicated parking space will be for EMS vehicles off of Tuscarora Road. This will be marked by approved signage. This will allow for a more prompt response to all areas of the new development above and below with a knox-box system as specified by the NLTFPD. The gate will have access through a code system provided to NLTFPD. (1)(A)(Sht.16)

Four; Other property improvements that the executive director determines are necessary for public safety or access of the disabled. See parking space Sheet A16.

Legal Counsel for TRPA set a condition on any further use of the coverage transferred to the parcel of 596 SF. This coverage can only be used for the project for the Eget's. If the parcel is sold in the future and the existing development is removed impart or in full the coverage has to be banked for any new development. The parcels allowed coverage will be a maximum of 2,267*.00 SF. The transferred coverage of 596 SF must be banked. That coverage may be sold. (1)(A)

A excess coverage mitigation fee will be paid on the 596 SF as part of the agreement with TRPA.

- Note the two land capability districts of Class 4 and 6 allowed coverage of each area can be combined per TRPA Code Chapter 30. The parcel is under 1/3 acre.
- Chapter 30 3. b. Parcel or Project area of One Third of Less: Allowable base land coverage can be aggregated.
- Parcel Area is 8,581 SF = 0.197 Acres. Acre equal's 43,560 sf. 1/3 equals 14,520 sf. The parcel is less than 1/3 acre. (C)

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30.4.4 Relocation of TRPA-Verified Existing Land Coverage Finding 3.4.4.A The relocation is to an equal or superior portion of the parcel of project area, as determined by references to the following factors; Washoe County Finding, that must be met for the project to be considered attached to the main residence(G). See attached Minimum Room Areas to be met. See Variance (3). for support, approved 2023. WPVAR23-0002 (Eget). The Ramp Room/Library had to widened to meet this requirement. (3) Also used under the TRPA Code is Land Coverage Exemptions to support that the 596 sf is the minimal required for the life and safety finding to be made. (5)

The emergency parking space is not to be counted for off site coverage or on site site coverage under "H" Chapter 30 of the TRPA Code. Facilities for public Safety and Access of the Disabled Chapter 30 (1) - (6) Chapter 30.4 of the TRPA Code. (1)(A)

"Facilities for Public Safety and Access of the Disabled: For receiving parcels with legally existing development and insufficient available or banked coverage transfers of land coverage may be permitted for the addition of facilities for the access of disabled persons for compliance with the American Disabilities Act, (ADA) and other public safety requirements that do not qualify for an coverage exemption under subparagraph 30.4.6. A excess coverage mitigation fee will be paid. "(B)

The project meets the requirements stated in the TRPA Code. The new garage location does not have any establish vegetation for it is now a parking area off of Teresa Court. The new garage and entry system is to be located on existing disturbed areas. The access system from the new garage, entry requires no trees to be removed. A dangerous tree as defined at the upper area of the property, near the existing parking area, has been removed under a TRPA permit. (14)

One: Facilities for access for disabled persons for compliance with the American Disabilities Act (ADA) (Sht.18)(B)

The garage size is the minimal needed to provide Van Access see sheet A18 or the Architectural Documents. The upper system has a wheel chair rated elevator See sheet A18. All bathrooms are rated with grab-bars and minimal access needs for a wheel chair. All door widths meet ADA standards. The ramp room for the access from the garage/entry is at 8% slope per ADA requirements. (Sht.18)

Two; Utility improvements including boxes, vaults, poles and electric vehicle chargers. (Sht. A7)

CHAPTER 30 LAND COVERAGE:

30.4.2. Transferred Land Coverage

Finding 30.4.2.A.1d: The maximum limits in Table 30.4.2.1 may be increased by transfer of land coverage for a driveway built in accordance with the standards in Chapter 24: Driveway and Parking Standards, which is to be created in connection with the construction of a single-family house on a exiting parcel, provide TRPA finds that:

- (I) The construction will not result in a residential structure with land coverage than permitted in Table 30.4.2.1 minus 400 square feet: and
 - (II) The single-family house, as a direct result of the increased land coverage, will be located on the parcel in such a manner that it shall cause the least harm to the natural environment through minimization of land alterations, grading, removal of vegetation, hydrological impacts and preservation of trees and other flora.

Rational: The two land capabilities allow for a combined coverage from a 4 and 6 land capability of 2,266 sf. This was determined by a challenge to the mapped land capability of 1A. See TRPA LCAP2020-0422 Stamped by Julie Roll 4/7/2022 (Sheet A5 of the Architectural Sheets.) (H)(7)(C)

A additional agreement represented by TRPA's Legal Counsel John Marshall(1) (A) was achieved through a meeting with Mr. Marshall, Julie Roll and Wendy Jepson.

In attendance by Zoom was Mr. Marshall. In person was Wayne Ford Designer, Mr. Angres, and the owner of the home Mr. Eget. See mail from Mr. Marshall Sept, 2, 2022. The email lists the conditions that need to be met for the additional coverage to be allowed to be transferred to the project under TRPA Code for Facilities for Public Safety and Access of the Disabled. (life and safety).(1)(A)

In addition to this email attached is the support email, Nov 2,2022 from John James Fire Marshal for the NLTFPD. He outlines the need for this coverage to be allowed and the need for a parking space on Tuscarora Road for EMS response. Attached is the "Declaration of Robert J. Angre, ESQ" In Support of Eget Application ,where he states the required conditions and findings that need to be met declaring under penalty of perjury, what is stated is true. (1)(A)

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The coverage to be transferred is the minimal amount required of 596 sf. The amount projected in the email by Mr. Marshall had to be adjusted due to the

Road. Renters from the 460 Teresa Court not respecting the property boundary of 45 E. Tuscarora Road and traverse through the parcel. By having a fence that cannot be stepper over, will provide the safety and privacy of the home owners at 45 E. Tuscarora. Many of the renters under the STR use do not know the area and do not care about private property.

The approval of the project at 45 East Tuscarora will restore the charter of the neighborhood for the property at 45 East Tuscarora. A charter that was lost with the STR approval at 460 Teresa Court.

The proposed addition to the residence by allowing for safe access for those who occupy the home will be more in keeping with other homes in the area that enjoy safe access. The proposed project will not have any detrimental affect or alter the purpose of the applicable planning area statements, community plan, and specific or master plan as the case may be. (3)

The proposed new two car garage (ADA access compliant) will define the parking area in front of it for the residence at 45 East Tuscarora Road. Many times in the year, that parking area is taken by renters of the STR at 460 Teresa Court. The proposed garage and entry system will allow for safe access to the parcel and the existing residence. The current access is from the street of Tuscarora Road that has a 17% slope at the existing, one car garage structure. As part of the agreement with NLTFPD a dedicated emergency vehicle parking are will be created and signed accordingly. This will allow for any EMS vehicles to be off the road of Tuscarora it the 17% slope area, if EMS is needed. (J)(Sheet A1 Road Slope noted)

The Charter or the Neighborhood: The design for the additions are in keeping with the existing, restored 1936 residence. That design maintains the charm of the architecture found at the 1936 residence.

The protection of the land, air and water is achieved by the installing of permanent BMP's for the site(Sht.A12) In addition to protect the area a approved defensible space plans will be done and maintained in the years to come(L). No planning area statements, community plans and or any aspect of the area master plan are proposed. (Sht. A6)

Finding 4.4.1.C. Where federal, state, or local air and water quality standards apply for the region, the strictest standards shall be applied, maintained, or exceeded pursuant to Article V(d) of the Tahoe regional Planning Compact.

Rational: All local air and water quality standards are less then the adopted standards set by TRPA. The project is subject to the TRPA standards and will not have impacts that exceed the adopted air and water quality thresholds set by TRPA under the current Compact.

CHAPTER 21: PERMISSIBLE USES

Finding 21.2.2.A. The project to which the use pertains is of such nature, scale, density, intensity, and type to be an appropriate use for the parcel on which and surrounding area in which it will be located.

Rational: The Regional Plan Area Statement of Crystal Bay Regulatory Zone has the residential use approved (A) with Special Use for not holding TRPA responsible for the avalanche area's impacts(2)(3). So the scale, density, intensity, and type is the same as other surrounding property.

Finding 21.2.2.B. The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of the surrounding property owners, and (12)(F)(K)(L)

Finding 21.2.2.C The project which the use pertains will not change the charter of the neighborhood, or detrimentally affect or alter the purpose of the applicable planning area statements, community plan, and specific or master plan, as the case me be.

Rational Combined 21.2.2.B and 21.2.2.C

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Fence structure to maintain the charter for this parcel in the area: Due to the current use of the residence at 460 Teresa Court, as a STR (Short Term Rental) a great deal of safety and privacy has been lost at 45 E. Tuscarora the Eget Residence. The 6 foot fence will define and provide screening from lower Washoe

End of Findings

Wayne Ford Residential Design

Additional Exhibits:

- 10 Gas appliance selected / fireplace
- 11 Tankless Water Heater/Natural Gas
- 15 Plan reductions

E TRPA IEC Findings Sheets

K Lights chosen for exterior / TRPA Lighting code

M NV St Lands Transfer application.

N Generator for power back-up for the disabled

FINDINGS EXHIBITS

INDEX FOR FINDINGS DOCUMENTS

EXHIBITS: INDEX

A = Legal Agreement from John Marshall Counsel for TRPA. Email of support for coverage transfer from John James NLTFPD

R.J. Angres ESQ, Declaration of conditions for transfer and findings of need

B = TRPA Life and Safety Code/ADA

C = TRPA 1/3 Acre Code

D = TRPA Segment Code for projects height.

E = TRPA IEC Findings

F = Vegetation for restoration guidelines

G = IBC structures minimum size for being defined as a room.

H= TRPA land Capabilities Determination

I = TRPA Existing Soils Hydrologic Approval

J = Finish Schedule Photos of existing residence and garage

K= Lights chosen for exterior TRPA Lighting Code

L= NLTFPD Defensible Space Application

M=Nevada State Lands application for coverage transfer.

N=Generator: Back up power for the disabled.

Α

Legal agreement from John Marsall Counsel for TRPA Email of support for coverage transfer from John James Fire Marshall NLTFPD.

Declaration of Conditions of transfer of coverage and finding needed. Life and Safety/ADA R.J.Angres ESQ. Attorney for applicant.

1	DECLARATION OF ROBERT J. ANGRES, ESQ, IN SUPPORT OF EGET
2	APPLICATION State of Nevada)
3) ss County of Washoe)
4	I, Robert J. Angres, do hereby declare under penalty of perjury under the laws of the
5	State of Nevada, that the following assertions are true to the best of my personal
6	knowledge and belief and that I affirmatively state that I am competent to attest to the
7	matters stated herein:
8	That I am an attorney licensed to practice law in three jurisdictions and before numerous
9	Federal Courts and the Supreme Court of the United States. Presently I am actively
10	practicing only in Nevada.
11	That I have represented Jeffery D. Eget regarding his property at 45 E. Tuscarora, Crystal
12	Bay, Nevada since March 14, 2017.
13	That over the years I became familiar with the evolving status of Mrs. Marina Eget's
14	Parkinson's disease and assisted in the effort to find solutions to provide safe living
15 16	conditions for the Egets in their beloved historic cabin on Tuscarora.
17	Working with Mr. Eget, Wayne Ford, Residential Designer and various governmental
18	entities, a sufficiently large and functional garage was designed to provide the necessary
19	space to accommodate a vehicle with wheelchair capability, along with an elevator and
20	covered walkway to permit Mrs. Eget to employ safe parking and ingress and egress to
21	their cabin.
22	After several years of arduous effort to obtain approvals, the last piece of the puzzle was to
23	petition TPRA to permit the crucially necessary transfer of coverage permitted under the
24	TRPA code pertaining to the provisions of the Americans with Disabilities Act.
25	Faced with a very serious life/safety circumstance with respect to 45 E. Tuscarora in
26	particular and the approaches to Theresa Lane and Tuscarora (where emergency vehicles
27	and others would routinely slide down uncontrollably on the ice that routinely forms on
	those roads in Winter) this Declarant worked assiduously with the Fire Marshal and Fire

1 Chief of the North Lake Tahoe Fire Protection District to assess what was feasible and

2 necessary to optimize its emergency services to those it served and particularly with

3 respect to accessing 45 E. Tuscarora.

4 There was a series of events and experiences which impressed this Declarant that TRPA

5 counsel was somehow not comprehending the seriousness of the medical or geographical

6 challenges faced by the Egets (despite proffering substantial evidence and the palpable

7 proof represented by the substantial expense contemplated for the garage and ADA

8 aspects of the design) and numerous unexpected obstacles were procedurally and

9 substantively placed in the way, including, but not limited to, scheduling a meeting at TRPA

10 offices with the Eget team arriving only to find that a key TRPA staff member was not in

11 attendance and there was "no room" for a visual presentation by Wayne Ford on behalf of

12 Mr. Eget.

13

14

The most glaring of these obstacles was when TRPA counsel insisted that a

 $_{15}$ communication in writing be obtained from the Fire Marshal attesting to the need for the

safety of NLTFPD personnel to have the parking pad for their emergency vehicles

17 (which would be pursuant to the TRPA transfer of coverage for ADA and life/safety

purposes). On November 22, 2022, when Fire Marshal John James wrote:

19

This e-mail confirms that the additional coverage makes ingress and egress safer for emergency responders.

After conducting a site visit and review of proposed plans for 45 E. Tuscarora 123-136-

22 O2 Crystal Bay, NV 89402. The North Lake Tahoe Fire Protection District concurs that the proposed improvements would positively impact options for our personnel in case of

23 an emergency. This determination is the based on unique topography and disabilities currently effecting the occupants in case of an emergency.

24

NLTFPD recommends conditioning signage and striping to identify the area as reserved for emergency staging only and it be kept clear of obstructions at all times, at the area shown below.

TRPA counsel rejected the language stating that NLTFPD did not say it was necessary or required for their safety. Mr. James consulted with his Chief Ryan Sommers, and returned

- 1 with the language insisted upon by TRPA counsel. The following was immediately
- 2 forwarded to TRPA counsel.
- From: John James < iiames@nitfpd.net</p>
 - Date: Wed, Nov 2, 2022 at 4:27 PM
- Subject: 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402 NLTFPD confirms that
- 5 the additional coverage makes ingress and egress safer for emergency responders To: Robert Angres <ri>qualification</ri>
- 6 Good Afternoon Mr. Angres,
- After conducting a site visit and review of proposed plans for 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402. The North Lake Tahoe Fire Protection District concurs that
- 9 the proposed improvements would positively impact options for our personnel in case of an emergency. This determination is the based on unique topography and disabilities
- 10 currently effecting the occupants in case of an emergency.
- 11 This e-mail confirms that the additional coverage requested by the residents of 45
- $_{
 m 12}$ E. Tuscarora is $_{
 m required}$ in order to make ingress and egress safe for emergency
- responders. (emphasis added)
- NLTFPD recommends conditioning signage and striping to identify the area as reserved for emergency staging only and it be kept clear of obstructions at all times, at the area
- 15 shown below.
- 16 John James Fire Marshal
- 17 Office: 775 831-0351 x 8131 | Cell: 775.413.9344
 - Email: jjames@nltfpd.net
- 18 866 Oriole Way | Incline Village | NV 89451
- Nine minutes later, this Declarant forwarded the above email from the Fire Marshal
- containing the conforming language insisted upon by TRPA counsel to John Marshall,
 Julie Roll, Wendy Jeppson and Katherine Huston.
- 22 Robert Angres <rjangres@gmail.com> Nov 2, 2022, 4:36 PM
- 23 to John, Julie, John, Wendy, Katherine, bcc: Jeff, bcc: Wayne
- The pending hearing before the board was vacated and no further communications were
- received by anyone on the Eget team, including this Declarant, from TRPA counsel or staff
- on this issue.
- Despite all of the challenges placed before the Egets, such challenges were met and the

28

19

Re: some additional thoughts per our meeting today

From: Robert Angres (rjangres@gmail.com)

To: jmarshall@trpa.gov

Cc: wjepson@trpa.gov; jroll@trpa.gov; jhester@trpa.gov; khuston@trpa.gov

Bcc: waynefordresidentialdesigner@yahoo.com

Date: Saturday, September 3, 2022 at 06:58 PM PDT

Dear John, in light of your suggested path with NLTFPD, Mr. and Mrs. Eget request to postpone the meeting and be placed on the agenda for December 14, 2022. I am hopeful we can follow your lead and achieve an accord as to both the transfer of coverage and supported rationale prior to that time. thank you, rja

On Fri, Sep 2, 2022 at 1:20 PM John Marshall <jmarshall@trpa.gov> wrote:

Bob,

Thank you for your and your clients' time this week regarding the ability to transfer in an additional 425 sq. feet of coverage for the occupants' accessibility accommodations. TRPA could make the appropriate findings to allow for additional transfer if (1) supported by a letter from the appropriate fire department stating the proposed improvements are required for safe access for their personnel in case of an emergency, (2) the amount requested is the minimum necessary, and (3) all reasonable available onsite coverage on site is relocated for this purpose. Since no application is on file for the transfer of coverage or project, this guidance is generic only and does not constitute an approval or decision regarding your particular proposed improvements.

Please let me know if you intend to pursue your appeal of the Land Capability Challenge determination (LCAP2020-0422) in light of this response.

John

John L. Marshali

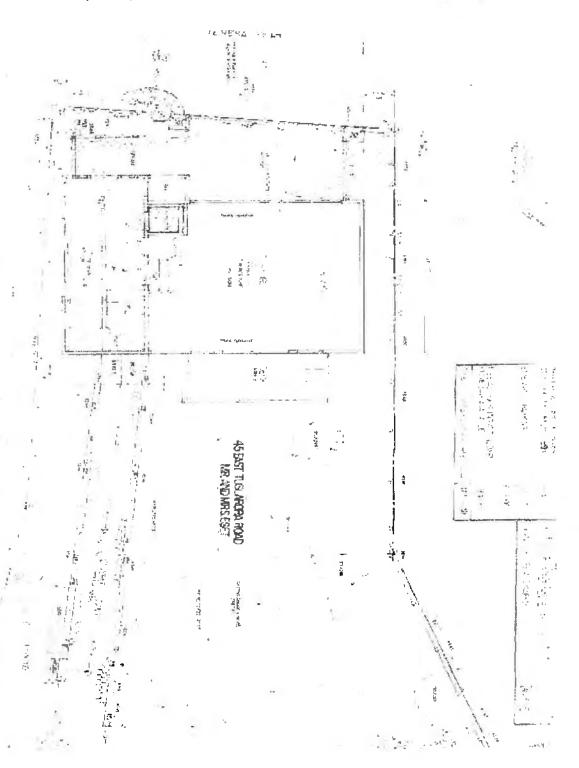
General Counsel

(775) 303-4882 · jmarsnai @trpa.gov

proposed improvements would positively impact options for our personnel in case of an emergency. This determination is the based on unique topography and disabilities currently effecting the occupants in case of an emergency.

This e-mail confirms that the additional coverage requested by the residents of 45 E. Tuscarora is required in order to make ingress and egress safe for emergency responders.

NLTFPD recommends conditioning signage and striping to identify the area as reserved for emergency staging only and it be kept clear of obstructions at all times, at the area shown below.





John James Fire Marshal

Office: 775 631-0351 x 8131 | Celi: 775.413.9344 Email: jjames@nltfcd.net

866 Oriole Way | Incline Village | NV 89451



B

TRPA Life and Safety/ADA Code
Chapter 20 Land Coverage Standards (7)
Chapter 30 Land Coverage 30.4.2
4. Facilities for Public Safety and Access
of the Disabled
30.2.2.(3)

b. Eligible Improvements (1)

20.38 TONSFIR LAND GOVERANTE REEG/D

- (b) The highway, street, or road will be constructed or maintained by a public agency, or is required to be so constructed or maintained by the terms and in accordance with the boundaries of a lawfully created easement recorded prior to February 10, 1972, or is required or approved by TRPA for a project approved after the effective date of the Regional Plan.
- (6) Other Public Service Facilities Outside Community Plans: The maximum land coverage (base coverage plus transferred coverage) for other public service facilities located outside of an approved community plan is 50 percent of the project area. Transfer of land coverage for public service facilities located outside a community plan is limited to projects for which TRPA has made the following findings:
 - (a) The project is on the list of additional public service facilities if required pursuant to Section 33.5;
 - (b) There is no feasible alternative that would reduce land coverage; and
 - (c) There is a demonstrated need and requirement to locate the facility outside a community plan.
 - Facilities For Public Safety And Access Of The Handicapped: Transfer of land coverage may be permitted for the addition of facilities for access of handicapped persons and for compliance with public safety laws, to facilities legally existing on the effective date of the Regional Plan. The maximum land coverage (base coverage plus transferred coverage) shall be the minimum amount required to provide access to handicapped persons occupying a residence or as required by local, state or federal law.
- (8) Water Quality Control Facilities: Transfer of land coverage for water quality control facilities, such as erosion control projects, habitat restoration projects, wetland rehabilitation projects, stream environment zone restoration projects and similar projects, programs and facilities, may be permitted the minimum amount of land coverage needed to achieve their purpose provided there is not reasonable alternative, including relocation, which avoids or reduces the land coverage.
- 20.3.C Manner Of Transferring Land Coverage: Land coverage may be transferred to eligible parcels for eligible uses, in accordance with the percentage limitations, as set forth in Subsection 20.3.B, and the requirements of this subsection. A transfer of land coverage shall be from one parcel or project area to another and shall only be transferred in conjunction with a project approved by TRPA. Land coverage banks may be designated by TRPA pursuant to Section 38.8, to provide land coverage for transfer purposes.

the following additional findings:

- The highway, street, or road is required to provide access to property other than that owned by the applicant; and
- b. The highway, street, or road will be constructed or maintained by a public agency, or is required to be so constructed or maintained by the terms and in accordance with the boundaries of a lawfully created easement recorded prior to February 10, 1972, or is required or approved by TRPA for a project approved after the effective date of the Regional Plan.

4. <u>Facilities for Public Safety and Access of the Disabled</u>

For receiving parcels with legally existing development and insufficient available or banked coverage, transfers of land coverage may be permitted for the addition of facilities for access of disabled persons for compliance with the American Disabilities Act (ADA) and other public safety requirements that do not qualify for a coverage exemption under subparagraph 30.4.6.

a. Transfer Standards

The maximum land coverage transferred shall be consistent with the following standards:

TRPA Code of Ordinances

Adopted by Governing Board December 12, 2012 | Amended December 13, 2023 | Page 30-16

CHAPTER 30: LAND COVERAGE

30.4 Land Coverage Limitations 30.4.2 Transferred Land Coverage Requirements

(1) Transferred coverage shall be the minimum amount necessary to

Prior to approval of any coverage credit or exemption for pervious coverage, pervious decks or non-permanent structures, TRPA shall verify that existing coverage on the parcel was legally established or will be removed in conjunction with permitted improvements; and any legally existing excess coverage has been fully mitigated in accordance subsection 30.6.1.

G. Fire Defensible Space

Gravel and similar non-previous groundcover that is used for defensible space within 5 feet of a structure is exempt from the calculation of land coverage. Any existing installations that were legally established as coverage count as coverage and shall only qualify for this exemption if consistent with all approval criteria.

H. Facilities for Public Safety and Access of the Disabled

Coverage transferred to a parcel for public safety and access facilities in accordance with subparagraph 30.4.2.A.4 shall be exempted from calculations of land coverage.

TRPA Code of Ordinances

Adopted by Governing Board December 12, 2012 | Amended June 26, 2024 | Page 30-37

also have BMPs installed and maintained to meet TRPA requirements.

(5) This provision shall not be used in conjunction with any project that adds coverage for purposes not related to public safety or access of the disabled.

(6) When feasible alternatives exist, TRPA may require the relocation of on-site coverage for some or all of the coverage needed. On-site coverage relocation is appropriate for parcels with non-essential coverage areas that can be reduced in size or replaced with pervious alternatives without significant structural modifications or significant impacts to the usability of the parcel. This subparagraph shall not be interpreted to require the removal of existing living area, garage space, vehicle access routes, pedestrian access routes, the first 1,000 square feet of driveway or the first 1,000 square feet of decking/patio space on each parcel.

b. Eligible Improvements

Eligible improvements include:

- Facilities for access of disabled persons for compliance with the American Disabilities Act (ADA).
- (2) Utility improvements including boxes, vaults, poles and electric vehicle chargers.
- (3) The minimum driveway necessary to provide two off-site parking spaces for each residential parcel.
- (4) Other property improvements that the executive director determines are necessary for public safety or access of the disabled.
- Land coverage transferred for public safety and access shall be classified exempt in accordance with subparagraph 30.4.6.H.

5. Water Quality Control Facilities

Transfers of land coverage for water quality control facilities, such as erosion control projects, habitat restoration projects, wetland rehabilitation projects, stream environment zone restoration projects and similar projects, programs, and facilities, may be permitted the minimum amount of land

- Transferred coverage shall be the minimum amount necessary to meet the public safety and access requirements;
- (2) Coverage shall not be transferred to sensitive land unless there is no feasible alternative on the receiving parcel.
- (3) Pervious decking shall be used where feasible.
- (4) Receiving parcels shall have installed and maintained BMPs meeting TRPA requirements and the transferred coverage shall also have BMPs installed and maintained to meet TRPA requirements.
- (5) This provision shall not be used in conjunction with any project that adds coverage for purposes not related to public safety or access of the disabled.
- (6) When feasible alternatives exist, TRPA may require the relocation of on-site coverage for some or all of the coverage needed. On-site coverage relocation is appropriate for parcels with non-essential coverage areas that can be reduced in size or replaced with pervious alternatives without significant structural modifications or significant impacts to the usability of the parcel. This subparagraph shall not be interpreted to require the removal of existing living area, garage space, vehicle access routes, pedestrian access routes, the first 1,000 square feet of driveway or the first 1,000 square feet of decking/patio space on each parcel.

b. Eligible Improvements

Eligible improvements include:

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- (2) Utility improvements including boxes, vaults, poles and electric vehicle chargers.
- (3) The minimum driveway necessary to provide two off-site parking spaces for each residential parcel.
- (4) Other property improvements that the executive director determines are necessary for public safety or access of the disabled.
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TRPA Code of Ordinances

Adopted by Governing Board December 12, 2012 | Amended December 13, 2023 | Page 30-17

C

Chapter 30. Land Coverage b.
Parcel of Project Area of One-third of less.
Different high land capability areas, can be combined

within the project area, applying the applicable land coverage percentage set forth in subparagraph 30.4.1.A to the square footage within each respective land capability district.

Application of Percentage Coverage Figures to the Project Area

The percentage coverage figures shall be applied to the project area as follows:

a. Amount of Base Allowable Land Coverage

The maximum amount of base land coverage on the parcel or project area shall be equal to the cumulative allowed base coverage of all land capability district(s), determined by applying the land coverage percentage for each district set forth in subsection 30.4.1 to the parcel or

TRPA Code of Ordinances

popted by Governing Board December 12, 2012 | Amended December 13, 2023 | Page 30-11

CHAPTER 30: LAND COVERAGE 30.4 Land Coverage Limitations 30.4.1 Base Allowable Land Coverage

project area, as determined by subparagraph 2 above. The placement of this base land coverage is subject to the restrictions in subparagraph b below.

b. Parcel or Project Area of One-Third Acre or Less

For a parcel or project area of one-third acre or less, the following rules apply:

All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within

ACRE = 4356051 1/3 14,52058

D TRPA Segment Code for project height Chapter 37: 37.4.2

CHAPTER 37: HEIGHT

37.4 Height Standards for Buildings

37.4.2 Maximum Height for Buildings on Slopes

Example: Calculation of Height from Table 37.4.1-1

A house with:

Percent slope retained across building site (subsection 37.3.3) = 16%, and Proposed roof pitch = 10:12,

37.4.2. Maximum Height for Buildings on Slopes

For a building located on a sloping site with a percent cross slope retained across the building site of 10% or greater, the provisions of subsection 37.4.1 may be modified as follows:

- A. For purposes of measuring height, the building may be divided into up to three distinct, attached segments (e.g., steps or terraces);
- Each segment of the building shall comply with the base maximum height В. permitted by Table 37.4.1-1, except that the ground floor segment (the building segment closest to the street providing primary access to the building) shall not exceed 28 feet in height, including any additional height approved under Section 37.5; and
- The total maximum height of the building as measured from the lowest point of C. the structure to the highest point on the structure shall not exceed 150% of the average maximum height of each of the building segments.
- When building segments are used for maximum height calculations, the ground D. slope and roof pitch calculations shall be completed separately for each building segment as if it was a separate building.
- E. Building segments shall be consistent with all of the following standards.
 - Segment boundaries shall correspond with structural elements of the 1. building such as support walls or distinct roof planes.
 - 2. Segments shall have 120 square feet or more covered by a roof.
 - 3. Segments shall be at least one story in height.

E IEC Initial Environmental Checklist For Determination of Environmental Impact



Mail PO Box 5310 Stateline, NV 89449-5310 Location 128 Market Street Stateline, NV 89449 Contact Phone: 775-588-4547 Fax: 775-588-4527 www.trpa.gov

INITIAL ENVIRONMENTAL CHECKLIST FOR DETERMINATION OF ENVIRONMENTAL IMPACT

PROJECT INFORMATION

Project Name: Eget Single Family Residence Addition

Project Assessor's Parcel Number (APN): Washoe 123-136-02

Project Address: 45 East Tuscarora Read

County/City: Washoe County Crystal Bay

Project Description: Add new entry system. Add ADA Garage with living

area above and below.. Add access ramp/library between existing residence and new entry/garage Remodel existing porch to mud room. Add decks off of garage, upper room. Provice emergency

parking for EMS off of Tuscarora Road.

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

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

I. ENVIRONMENTAL IMPACTS

1.	<u>LA</u>	<u>ND</u>			_	
Current and historic status of soil conservation standards can be found at the inks below:					No, with mitigation	ficient
	•	Impervious Cover Stream Environment Zone			with m	Data insufficient
Wi	ll the	e proposal result in:	Yes	2	Š,	Dat
	a.	Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?	E		X	
	b.	A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?		X		
	C.	Unstable soil conditions during or after completion of the proposal?		X		
	d.	Changes in the undisturbed soil or native geologic substructures or grading in excess of 5 feet?			Ø	
	e.	The continuation of or increase in wind or water erosion of soils, either on or off the site?		Å		
	f.	Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion, including natural littoral processes, which may modify the channel of a river or stream or the bed of a lake?		Ď		
	g.	Exposure of people or property to geologic hazards such as earthquakes, landslides, backshore erosion, avalanches, mud slides, ground failure, or similar hazards?		Ä		
Dis	Discussion: a. Lee Finding's exhibit à 40. milligation fee fun excess land coverace to be paid. d. See Knibing's exhibit excaustion approved to 12'					

2. AIR QUALITY

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

Wi	!	Carbon Monoxide (CO) Nitrate Deposition Ozone (O3) Regional Visibility Respirable and Fine Particulate Matter Sub-Regional Visibility Per proposal result in:	Yes	No	No, with mitigation	Data insufficient
	a.	Substantial air pollutant emissions?		M		
	b.	Deterioration of ambient (existing) air quality?		X		
	c.	The creation of objectionable odors?		X		
	d.	Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?		M		
	е.	Increased use of diesel fuel?		X		

3. WATER QUALITY

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

•	Deep Water (Pelagic) Lake Tahoe				
	Groundwater				
	Nearshore (Littoral) Lake Tahoe			ä	
				No, with mitigation	in
	Surface Runoff			İŤ	Data insufficient
	<u>Tributaries</u>			Ē	\=
	<u>Load Reductions</u>			专	ij.
		Ş	٥	ò	əta
Will	the proposal result in:	Yes	Š	Ž	۵
a	. Changes in currents, or the course or direction of water movements?		X		
ŧ	c. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 20 yr. 1 hr. storm runoff (approximately 1 inch per hour) cannot be contained on the site?		M		
C	. Alterations to the course or flow of 100-yearflood waters?	□	K		
C	I. Change in the amount of surface water in any water body?		M		
6	e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	□	X		
í	Alteration of the direction or rate of flow of ground water?		K		
ŧ	c. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?		×		
I	Substantial reduction in the amount of water otherwise available for public water supplies?		K		
i	Exposure of people or property to water related hazards such as flooding and/or wave action from 100-year storm occurrence or seiches?		X		
j	. The potential discharge of contaminants to the groundwater or any alteration of groundwater quality?		個		
1	s. Is the project located within 600 feet of a drinking water source?		13		

Discussion:

4. VEGETATION

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

•	Common Vegetation Late Seral/Old Growth Ecosystems Sensitive Plants Uncommon Plant Communities			No, with mitigation	Data insufficient
Will the	e proposal result in:	Yes	8	No, v	Data
a.	Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability/IPES system?		Ø		□
ь.	Removal of riparian vegetation or other vegetation associated with critical wildlife habitat, either through direct removal or indirect lowering of the groundwater table?		Ø		
c.	Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?		B	□	
d.	Change in the diversity or distribution of species, or number of any species of plants (including trees, shrubs, grass, crops, micro flora, and aquatic plants)?		×		
e,	Reduction of the numbers of any unique, rare, or endangered species of plants?		Ø		
f.	Removal of stream bank and/or backshore vegetation, including woody vegetation such as willows?	0	X		
g.	Removal of any native live, dead or dying trees 30 inches or greater in diameter at breast height (dbh) within TRPA's Conservation or Recreation land use classifications?	X		□	
h.	A change in the natural functioning of an old growth ecosystem?		図		
Discuss	ion: NOTE SEE EXHIBITS APPLICATION (III) TRPA TREE E	Emr	V L	per	MUT

5. WILDLIFE

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

Special Interest Species

Current and historic status of the fisheries standards can be found at the links below: • Instream Flow • Lake Habitat • Stream Habitat Will the proposal result in:	Yes	No	No, with mitigation	Data insufficient
a. Change in the diversity or distribution of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, mammals, amphibians or microfauna)?	_	M		
b. Reduction of the number of any unique, rare or endangered species of animals?		M		
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?		X		
d. Deterioration of existing fish or wildlife habitat quantity or quality?		X		

6. NOISE

Current and historic status of the noise standards can be found at the links below:				No, with mitigation	ient
•	<u>Cumulative Noise Events</u>			Ē	Ę
•	Single Noise Events			with	Data insufficient
Will th	e proposal result in:	Yes	Š	Š,	Dat
a.	Increases in existing Community Noise Equivalency Levels (CNEL) beyond those permitted in the applicable Area Plan, Plan Area Statement, Community Plan or Master Plan?		×		
b.	Exposure of people to severe noise levels?		X		
c.	Single event noise levels greater than those set forth in the TRPA Noise Environmental Threshold?		M		
d.	The placement of residential or tourist accommodation uses in areas where the existing CNEL exceeds 60 dBA or is otherwise incompatible?		X		
e.	The placement of uses that would generate an incompatible noise level in close proximity to existing residential or tourist accommodation uses?		弦		
f.	Exposure of existing structures to levels of ground vibration that could result in structural damage?		X		

7.	<u>LIG</u>	<u>GHT AND GLARE</u>			No, with mitigation	Data insufficient
Wi	ii the	e proposal:	Yes	Š	No,	Dat
	a.	Include new or modified sources of exterior lighting?		M		
	b.	Create new illumination which is more substantial than other lighting, if any, within the surrounding area?		X		П
	c.	Cause light from exterior sources to be cast off -site or onto public lands?		M		0
	d.	Create new sources of glare through the siting of the improvements or through the use of reflective materials?		ď		
Dis	cuss	iion:				
		ND USE e proposal:	Yes	ON.	No, with mitigation	Data insufficient
	a.	Include uses which are not listed as permissible uses in the applicable Area Plan, Plan Area Statement, adopted Community Plan, or Master Plan?		图	п	0
	b.	Expand or intensify an existing non-conforming use?		X		
Di	scus!	sion:				

9. Wil		ATURAL RESOURCES proposal result in:	Yes	ON O	No, with mitigation	Data insufficient
	a.	A substantial increase in the rate of use of any natural resources?		M		
	b.	Substantial depletion of any non-renewable natural resource?		M		
Dis	cuss	ion:				
10	. RJS	SK OF UPSET	6		No, with mitigation	Data insufficient
Wil	l the	e proposal:	Yes	Š	2	Δa
	a.	Involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions?		M		
	b.	Involve possible interference with an emergency evacuation plan?		×		
Dis	cuss	sion:				

	PULATION	Ş	0	No, with mitigation	Data insufficient
Will the	proposal:	Yes	N _o	ž	۵
	Alter the location, distribution, density, or growth rate of the human population planned for the Region?		M		
	Include or result in the temporary or permanent displacement of residents?		Ø		
Discussi	on:				
Will the	USING proposal:	Yes	o _N	No, with mitigation	Data insufficient
a.	Affect existing housing, or create a demand for additional housing?				
	To determine if the proposal will affect existing housing or create a demand for additional housing, please answer the following questions:				
	1. Will the proposal decrease the amount of housing in the Tahoe Region?		Ø		
	2. Will the proposal decrease the amount of housing in the Tahoe Region historically or currently being rented at rates affordable by lower and very-low-income households?		X		
Discussi	on:				

13.TR	ANSPORTATION / CIRCULATION			No, with mitigation	Data insufficient
Will th	e proposal result in:	Yes	Š	No,	Dat
a.	Generation of 650 or more new average daily Vehicle Miles Travelled?		X		
b.	Changes to existing parking facilities, or demand for new parking?				0
С.	Substantial impact upon existing transportation systems, including highway, transit, bicycle or pedestrian facilities?	□	X		
d.	Alterations to present patterns of circulation or movement of people and/or goods?		X		
e.	Alterations to waterborne, rail or air traffic?		X		
f.	Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?		X		

Will the	44. PUBLIC SERVICES Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas?:		ON.	No, with mitigation	Data insufficient
a.	Fire protection?		K	□	
b.	Police protection?		M		
c.	Schools?		P.		
d.	Parks or other recreational facilities?	□	X 0	П	
e.	Maintenance of public facilities, including roads?		X		П
f.	Other governmental services?		Ţ,		
Discuss	sion:				
	IERGY e proposal result in:	Yes	No No	No, with mitigation	Data insufficient
a.	Use of substantial amounts of fuel or energy?		S		
	Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?		132		0
Discuss	sion:				

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16, <u>UTILITIES</u>			No, with mitigation	Data insufficient
xcept for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:		Š	No,	Data
a. Power or natural gas?		*		
b. Communication systems?		¥		
c. Utilize additional water which amount will exceed the maximur permitted capacity of the service provider?	m 🗖	X		
 d. Utilize additional sewage treatment capacity which amount will the maximum permitted capacity of the sewage treatment pro- 		M		
e. Storm water drainage?		迳		
f. Solid waste and disposal?		M		
Discussion:				
17. <u>HUMAN HEALTH</u>			with mitigation	insufficient
Will the proposal result in:	Yes	Š	No, v	Data
a. Creation of any health hazard or potential health hazard (exclumental health)?	ding 🗖	Z		
b. Exposure of people to potential health hazards?		Ø		
Discussion:				

18. SCENIC RESOURCES / COMMUNITY DESIGN

	t and historic status of the scenic resources standards can be found at as below: Built Environment Other Areas			No, with mitigation	Data insufficient
• Will th	Roadway and Shoreline Units e proposal:	Yes	No.	No, w	Data i
a.	Be visible from any state or federal highway, Pioneer Trail or from Lake Tahoe?		X		
b.	Be visible from any public recreation area or TRPA designated bicycle trail?		X		
с.	Block or modify an existing view of Lake Tahoe or other scenic vista seen from a public road or other public area?		Z		
đ.	Be inconsistent with the height and design standards required by the applicable ordinance, Community Plan, or Area Plan?		X		
e.	Be inconsistent with the TRPA Scenic Quality Improvement Program (SQIP) or Design Review Guidelines?		M		

19. RECREATION

Curren links b	t and historic status of the recreation standards can be found at the elow: Fair Share Distribution of Recreation Capacity Quality of Recreation Experience and Access to Recreational Opportunities			, with mitigation	Jata insufficient
Will th	e proposal:	Yes	8	No,	ρġ
a.	Create additional demand for recreation facilities?		M		
b.	Create additional recreation capacity?		Ø		
c.	Have the potential to create conflicts between recreation uses, either existing or proposed?		Z		
d.	Result in a decrease or loss of public access to any lake, waterway, or public lands?		X		

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

II. FINDINGS OF SIGNIFICANCE

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

III. DECLARATION:

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

Signature:

Person preparing application

County

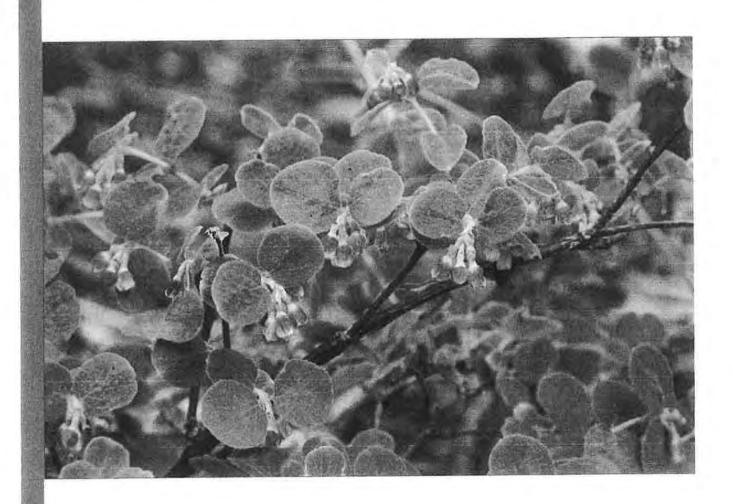
Date

Applicant Written Comments: (Attach additional sheets if necessary)

F Backyard Native Plants Fire Safe Landscaping at Lake Tahoe Tahoe Friendly Gardens

BACKYARD NATIVE PLANTS

Identification and Treatment of Shrubs and Ground Covers for Fire Safe Landscaping at Lake Tahoe



Lesley V. Higgins

HOW THE TAHOE BASIN HAS CHANGED

Comstock logging era in the late 1800s. Many of Tahoe's native plants evolved with periodic fire, which served to remove dead or diseased trees and shrubs, smaller trees, and the buildup of forest litter. Now that the forest has grown back without this limiting factor, it has become overcrowded with too many trees competing for water and nutrients. This crowding affects overall tree health, reduces the diversity and abundance of other plants, and greatly increases the risk of catastrophic wildfire. Urbanization has also increased the fire hazard with combustible structures in close proximity to high fire risk plants.



WHAT CAN WE DO?

To restore a healthy forest and protect our homes from fire, we can mimic fire's historical effect by thinning and trimming the trees and shrubs ourselves. By doing so, we can also enhance the natural landscape and improve the habitat for a greater variety of plants and animals. Defensible space practices can be combined with landscaping goals to reduce wildfire risk while maintaining the qualities we value in our forest environment.

This booklet helps homeowners identify and treat the most common native shrubs and ground covers on their property. It is meant to be used as companion to *Fire Adapted Communities: The Next Step in Wildfire Preparedness (Lake Tahoe Basin)*. For additional resources visit tahoe.livingwithfire.info.

The fire risk designations in this booklet have been reviewed by the Tahoe Fire and Fuels Team in collaboration with the Tahoe Basin Fire Chiefs. Homeowners should contact their local fire agency for site specific guidance on defensible space.

Managing Native Plants for Fire Safety

Treatment and maintenance of native plants for fire defensible space depends on:

- Type of plant
- Height and age of plant
- Density and volume of plant
- Dead material in plant
- Proximity to structures



Evergreen trees and shrubs usually have higher fire risk than deciduous plants, which seasonally lose their leaves. A high density of leaves and stems also increases fire hazard, which makes pruning shrubs an important part of yearly landscape maintenance. Removal of old growth in shrubs can stimulate new growth, which typically has a higher moisture content and lower fire risk.

Location relative to structures ultimately determines how different types of plants should be treated. Consult *Living with Fire* and local fire agency personnel for specific details on how to treat plants next to structures.

Defensible space considerations

Continuous plant cover can pose a higher fire risk. Keeping plants trimmed, separated, and free of pine needles is vitally important to reducing fire hazard. Living with Fire guidelines describe how to remove ladder fuels and separate high fire risk plants to prevent fire transmission. Contact the local fire agency for advice and an on-site defensible space inspection.

There are various methods for disposal of plant material: chipping on site, hauling away, or burning. Consult the local fire agency for information on chipping programs and burn pile rules and requirements. Wood chips can be used for mulch on properties if they conform to the guidelines for defensible space. Many jurisdictions have pine needle drop-off or collection programs.

Pruning shrubs - sprouters vs. non-sprouters



Manzanita shoots after fire

Most evergreen shrubs are fire-adapted to resprout from the root crown after a fire, and can be cut to the ground. However, some deciduous shrubs are non-sprouters and may not regenerate if cut to the ground. One method for maintaining defensible space separation is to alternate cutting adjacent high fire risk shrubs to the ground on a 3

to 5 year cycle. This rotated pruning conserves plants while keeping fire risk low. Refer to the plant growth and maintenance sections for details on pruning.

Native Plants in an Integrated Landscape

Native plants provide forage, cover, and nesting sites for a variety of wildlife. They are excellent at anchoring the soil and preventing sediment loss. As part of the natural environment, native plants are critical in preserving a functioning Sierra Nevada ecosystem.



Golden-mantled ground squirrel enjoying tobacco brush berries

Providing for wildlife



Mule deer eating new tobacco brush shoots

Berries and seeds are an important food source for birds, mammals, and insects. New leaves and shoots are browsed by deer. Forage can be

enhanced with periodic pruning to encourage new growth. Many animals use native plants to hide their nests and find shelter from predators and the elements.



Junco with snowberry

Erosion control - best management practices

Stabilizing soil on developed properties is important for preventing erosion and sediment runoff that reduces Lake Tahoe's clarity. Tahoe's native plants naturally anchor the soil with deep or spreading roots. Retain plants where possible while using defensible space guidelines in *Living with Fire*. Steep slopes especially benefit from soil stabilizing plants, but spacing of high fire risk plants needs to increase as slopes steepen. When removing plants, keep roots in place to stabilize soil unless replacing with another plant.

Planting and maintaining native plants

The information in this booklet is intended for existing native plants. It can also be used for choosing plants for your property depending on defensible space requirements, moisture needs and growth characteristics. Most of the deciduous plants in this booklet are available in local nurseries. After planting, regular watering is needed for the first 3-5 years for roots to become established. The *Home Landscaping Guide* has information on drip irrigation systems.

Native plants are adapted for dry summers and snowy winters. During drought years, however, deciduous plants can benefit from infrequent deep watering. Except for small trees, native plants do not need to be tied up to protect them from snow loading. Although fertilizer use is unnecessary, a small amount of slow releasing organic fertilizer can promote growth.

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Creeping Snowberry Symphoricarpos mollis

Description: Low fire risk

Deciduous shrubby ground cover, 6 inches to 2 feet high with round pale green leaves. Vine-like branches trail 3-6 feet; new growth is pink. Small pinkish flowers form clusters of white berries. Yellow fall color.

Growth characteristics:

Grows well in medium moisture areas, in sun to part shade. Rapid growth rate. Works well for erosion control.



Maintenance:

Very little maintenance needed, except to keep free of pine needles and debris. Pine needle removal can be difficult due to rooting branches. Pruning can encourage more branching. Spreads with or without watering.







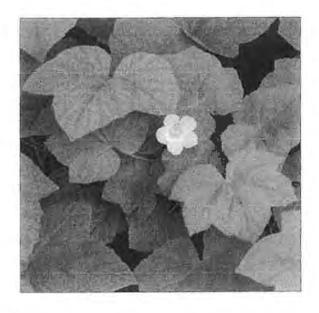
Thimbleberry Rubus parviflorus

Description: Low fire risk

Deciduous ground cover 1-2 feet high. Large, soft, maple-like, bright green leaves on erect stems with 5 toothed lobes. Large white flowers produce red berries. Yellow fall color.

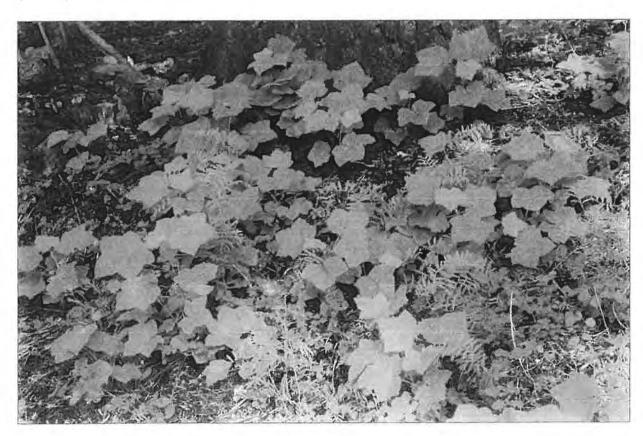
Growth characteristics:

Grows well in medium-wet areas, in part shade. It can grow in open, drier sites, but is usually associated with willows, fir and aspen. Rapid to moderate growth rate. Can form dense thickets, usually spreading from underground stems.



Maintenance:

Little maintenance needed except to keep free of pine needles and debris. Remove dried leaves in the fall to reduce fire risk. Water during drought or to encourage spreading. This plant is easily damaged and should not be walked on or disturbed.



Woods' Rose or Mountain Rose

Rosa woodsii var. Ultramontana

Description: Low fire risk

Deciduous shrub with multiple thorny stems 2-7 feet high. Leaves have 5-7 oval leaflets with serrated edges. Simple white to pink flowers have 5 petals and produce a dark red rose hip. Leaves turn red-orange in the fall.

Growth characteristics:

Grows well in semi-moist areas in forest openings, in sun or part shade. Has a rapid growth rate and spreads from suckering roots, especially with extra watering. Can form dense thickets.



Maintenance:

Keep free of pine needles and debris. Prune to remove dead and damaged stems or to encourage branching. Water during drought or to encourage growth.







Sierra Gooseberry Ribes roezlii

Description: Low fire risk

Small deciduous shrub 1-3 feet high with spiny, long branching stems and lobed, toothed leaves. Red-purple, lantern-like flowers hang down under the stems, and produce distinctive round, spiny red fruits. Leaves turn red in the fall.

Growth characteristics:

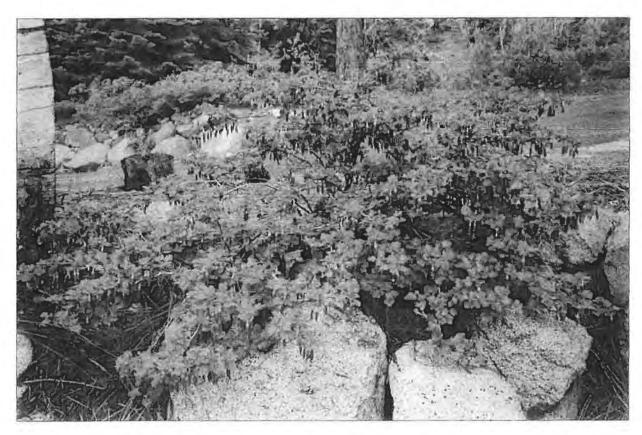
Found in drier, often disturbed areas, in sun or part shade. Moderate growth rate. Good for slope stabilization. Will regenerate if cut to the ground or burned.



Maintenance:

Keep free of pine needles and debris. Prune to remove dead and damaged stems, or to encourage branching. If next to structures, consult with local fire agency for recommendations. Watering not needed.





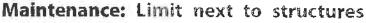
Mahala Mat Ceanothus prostratus

Description: Low fire risk

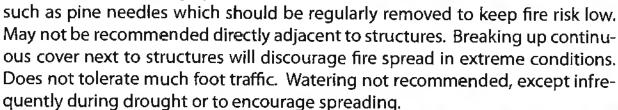
Evergreen ground cover with widely spreading branches form dense mats 2-5 inches high. Holly shaped dark green leaves with toothed margins. Deep blue to light lavender flower clusters. Fruit is a small brown round capsule.

Growth characteristics:

Stabilizes forest floor with mat-like rooting branches. Grows well in medium to dry areas, sun or part shade. Slow growth rate. Difficult to establish.



This plant can retain highly flammable material







Mountain Whitethorn

Ceanothus cordulatus

Description: Moderate to high fire risk

Flat topped, spreading evergreen shrub, 2-4 feet high and 3-10 feet wide. Whitish rigid branches have small gray-green oval leaves and 1-1½ inch thorns. Tiny white to yellow flower clusters. Can hybridize with tobacco brush to produce an intermediate form.

Growth characteristics:

Grows well in semi-dry open areas, full sun to part shade. Rapid growth after pruning. Will regenerate if cut to the ground. Can form vast thickets after logging or burning. Good for slope stabilization.



Maintenance: Keep away from structures

Reduce and separate into individual plants according to defensible space guidelines. Remove dead branches and keep free of pine needles and debris. Responds well to pruning; can be thinned or shaped to keep low to ground. Watering not recommended.



Tahoe Friendly Gardens

Native & Adapted Plants

Native and adapted *Tahoe Friendly* plants require less water, fertilizer and pesticides and can include a diversity of options for your home landscape. They will however require irrigation while getting established. It is a good idea to group plants by their sunlight and moisture requirements. All plants on this list are considered *Tahoe Friendly*. Some plants may require a few more resources than others but if combined with more natives they can bring beauty to your landscape. *Happy Gardening!*

Sunlight: plant requirements

- → **Sun:** Six hours or more in direct sun during the growing season. Less light will typically result in less growth and bloom production.
- Partial Shade: An area where plants get filtered sun instead of direct sun. If plants do get direct sunit is usually early or late in the day.
- Shade: Plants that germinate and survive under low conditions. Most of the shade plants can tolerate partial sun.

Moisture: The recommended moisture content for each plant is listed in the description.

Sun Perennials

- Arnica Arnica chamissonis—native, tolerates partial shade, and needs medium soil moisture.
- Aster Aster—native and adapted, tolerates partial shade, and needs medium soil moisture.
- Baby's Breath Gypsophilia spp.—adapted, the classic bouquet filler, and needs medium soil moisture.
- Bee Balm Monarda hybrids—adapted, will tolerate partial shade, fragrant flowers, attracts hummingbirds, and needs medium soil moisture.
- Blanketflower Gaillardia aristata—adapted, tolerates partial shade, and needs dry to medium soils.
- Blue Fescue Festuca glauca (F. cinerea)—adapted, ground cover grass, tolerates partial shade, good rock garden plant, and needs moderate to medium soil moisture.
- Blue Oat Grass Helicotrichon sempervirens—native, tolerates partial shade and needs regular water.
- Candytuft *lberis sempervirens*—adapted, tolerates partial shade, good rock garden groundcover, good companion with phlox, and needs moderate to medium soil moisture.
- Catmint Nepeta spp.—adapted, tolerates partial shade, drought tolerant, fragrant, varieties from 6" to 4 ft., and water regularly in extreme heat; tolerates brief drought when established.
- Cinquefoil Potentilla hybrids—native and adapted, groundcovers to shrubs, and needs medium to wet soils.
- Coneflower, Purple Echinacea purpurea—adapted, attracts pollinators, drought tolerant, easy to grow, reaches 2 ft. in height, and needs medium to wet soils.
- Coreopsis cultivars Coreopsis hybrids—adapted, relatively easy-to-grow member of the sunflower family, and needs medium to wet soils.
- **Daisy, Coulter's** *Erigeron hybrids*—native and adapted, shrubby flowers, tolerates partial shade and needs medium to wet soils.
- Daylily Hemerocallis hybrids—native and adapted, tolerates partial shade, great plant in many varieties, and needs medium soil moisture.
- Delphinium Delphinium hybrids—native and adapted, and needs medium to wetsoils.
- **Dusty Miller** *Artemisia hybrids*—adapted, tolerates partial shade, good as a groundcover, fragrant, self-sows freely, and needs light to moderate soil moisture.

- Flax Linum lewisii—native, tolerates partial shade, self-sows freely, blue flowers and needs dry to medium soils.
- Foxglove Digitalis hybrids—adapted, tolerates partial shade, attracts pollinators, reaches 2-3ft, and needs moderate water.
- Fuchsia, California Zauschneria canum—adapted and needs dry to medium soilmoisture.
- Gayfeather Liatris spicata—adapted, self-sows freely, and needs medium to wetsoil.
- **Geum** *Geum chilense*—adapted, drought tolerant, needs good drainage, reaches 1-2 ft, in height and needs moderate to medium soil moisture.
- Gilia, Star or Scarlet *Ipomopsis aggregate*—native, tolerates partial shade, often difficult to grow, biennial, and needs low to moderate soil moisture.
- Globeflower Trollius—adapted, tolerates part shade, and needs moderate to medium water.
- Hops Humulus—adapted, sun, fast growing perennial vine, can grow up to 15 ft., and needs medium soil
 moisture.
- Iris, Hartweg's Iris hybrids—native and adapted, tolerates partial shade, and needs medium to wet soil moisture.
- Japanese Blood Grass Imperata cynlindrical 'Rubra'—adapted, drought tolerant, clumping grass, good fall color, and needs medium soil moisture.
- **Joe-Pye Weed** *Eupatorium purpureum*—adapted, attracts pollinators, may be hard to find, tolerates part shade, and needs moderate to medium soil moisture.
- Lamb's ear Stachys byzntina—adapted, tolerates partial shade, very competitive, drought tolerant and needs dry to medium soil moisture.
- **Larkspur, Mountain** *Delphinium glaucum*—native and adapted, sun to part shade, can grow 3-4 ft. tall, blue flower, and needs wet soil.
- **Lupine** Lupinus spp.—native and adapted, tolerates partial shade, and needs dry to medium soil. L.brewers is a good native ground cover option.
- Mallow Malva alcea—adapted, easy to grow, needs good drainage, drought tolerant, and needs moderate soil
- Ostrich Fern Matteuccia struthiopteris—native and needs medium to wet soil moisture.
- Pennyroyal Monardellaodor---native, foliage herb, may be difficult to grow, and needs dry soils.
- **Penstemon**, **Azure** *Penstemon hybrids*—native and adapted, good rock garden plant, and needs dry to medium soil moisture. *P. heterodoxus* is a good groundcover.
- **Peony** *Paeonia* hybrids—adapted, doesn't transplant well, tolerates partial shade, fragrant flowers, requires well drained soil and needs wet soils.
- Phlox, summer Phlox hybrids—native and adapted, sun to partial shade, and needs dry to moderate soil
 moisture.
- **Pincushion flower** *Scabiosa caucasica*—adapted, low growing plant, blooms most of summer, well drained soils and needs moderate to medium soil moisture.
- Pink, Chinese Dianthus chinensis—adapted, tolerates partial shade, thrives in light well-draining soil, good groundcover, and needs moderate soil moisture.
- Poppy, California Eschscholzia californica—adapted, tolerates partial shade, drought tolerant, reseeds easily, annual, and needs medium soil moisture.
- Poppy, Oriental Papaver orientale—adapted, tolerates partial shade, and needs medium soil moisture.
- **Primrose** *Primula spp.*—adapted, plant in organically enriched, well-drained soil, and needs medium soil moisture.
- Red-Hot Poker Kniphofia uvaria—adapted, attracts birds, drought tolerant, and needs dry to medium soil
 moisture.
- Saxigfrage Saxifraga bryophara--native, tolerates partial shade, good rock garden plant, and needs wet to medium soil.

- Sea Holly Eryngium amethystinum--adapted, drought tolerant, prefers dry well-drained soil, can handle poor to moderate soil moisture.
- **Sibbaldia** Sibbaldia spp.--adapted, tolerates partial shade, good rock garden plant, and needs medium soil moisture.
- Snow in Summer Cerastium tomentosum--adapted, good plant for rock gardens, groundcover or as edging, drought tolerant and needs well drained soil.
- Speedwell, Pink Wooly Veronica incana--adapted, good groundcover, drought tolerant, and needs dry to medium soil moisture.
- Stonecrop Sedum spp.--native and adapted, tolerates partial shade, attracts pollinators, succulent perennial, groundcover varieties available, easy to grow and can sustain dry soils.
- Strawberry, Mountain Fragaria virginiana--native, tolerates partial shade, good groundcover and needs medium to wet soil.
- Sulfur Buckwheat Eriogonum umbellatum--native, drought tolerant, good rock garden plant, and needs little to moderate water.
- Sweet William Dianthus barabatus--adapted, good rock garden plant, attracts butterflies, many cultivars available, and needs moderate soil moisture.
- Wallflower, Siberian Erysimom hieraciifolium--adapted, tolerates partial shade, good groundcover and needs
 medium soil moisture.
- Yarrow Achillea hybrids--adapted, 'Moonshine' is not aggressive and requires less maintenance than other
 varieties, tolerates partial shade, attracts butterflies, drought tolerant and needs dry to medium soil moisture.

Partial Shade Perennials

- Alumroot or Coral Bells Heuchera spp. –native and adapted, attractive foliage and flowering groundcover, and needs wet to medium soil moisture.
- Black Snakeroot Cimicifuga (Actaea) racemosa –adapted, moist, well drained soils.
- Bleeding Heart Dicentra hybrids adapted, tolerates shade, self-sows freely and needs medium soil moisture.
- **Campanula, Bellflower** *Campanula hybrids*—adapted, full sun in cooler climates, will spread once they start growing, and needs moderate to regular water.
- Cinquefoil, Spring Potentilla neumanniana—adapted, part shade to sun, flowering ground cover, good rock garden plant and needs medium to wet soil moisture.
- Columbine Aquilegia hybrids -adapted, attracts hummingbirds, and needs well drained soils with medium soil moisture.
- Common Thrift Armeria maritima—adapted, good rock garden plant, and needs wet to medium soil moisture.
- Cranesbill Geranium himalayense –adapted, good rock garden plant, self- sows freely, and needs moist to well
 drained soils.
- Creeping Buttercup Ranunculus repens—adapted, sun to shade, easy growing groundcover, and needs regular soil moisture.
- Herman's Pride Lamiastrum galeobdolon—adapted, partial shade to shade, good rock garden plant and groundcover, drought tolerant, and needs regular moisture.
- Jacob's Ladder Polemonium occidentale—native, attracts butterflies, and needs regular soil moisture.
- Lady's Mantle Alchemilla mollis—adapted, sun to partial shade, good groundcover, and needs medium soil
 moisture.
- Ligularia, Ragwort Ligularia dentate—adapted, and needs moist soils.
- Maiden Grass Miscanthus sinensis –adapted, sun or partial shade, and needs regular to moderate moisture.
- Meadow Rue Thalictrum—adapted, likes winter chill, protect it from wind, attracts butterflies, and needs
 regular soil moisture
- Meadowsweet Filipendula rubra—adapted, partial shade to sun and needs medium to wet soilmoisture.

- Monkshood Aconitum hybrids—native and adapted, partial shade to shade, and needs medium soil
 moisture.
- Plantain Lily Hosta hybrids--Adapted, partial shade to shade, easy to grow, and needs moist to dry soil.
- Rhubarb, Ornamental Rheum—adapted, grows extremely well in Tahoe, tolerates sun and needs regular water.
- Strawberry, Wood Fragaria vesca—adapted, good rock garden plant, and needs medium to wet soil moisture.
- **Thimbleberry** *Rubus parviflorus* –native, tall ground cover, sun to partial shade, flowers and berries, wet to medium moist soil, drought tolerant, attracts birds, pollinators, and beneficial insects.
- Thyme Thymus hybrids—adapted, drought tolerant, attracts pollinators, fragrant and needs little to moderate soil moisture.

Shade Perennials

- Astilbe, False Spiraea Astilbe spp. -adapted, needs medium soil moisture.
- Bleeding Heart Dicentra—native and adapted, needs regular soil moisture.
- Bracken Fern Pteridium aquilinum—native, summer and fall deciduous, partial to full shade and needs medium to wet soil moisture.
- Lily of the Valley Convallaria majalis-- adapted and needs medium to wet soil moisture.
- Lungwort Pulmonaria—adapted, partial to full shade, ground cover, and needs medium soil moisture.
- Monkeyflower Mimulus spp.—adapted and native, tolerates partial sun, groundcover, and needs wet soil.
- Solomon's Seal Polygonatum—adapted, partial to full shade, and needs medium soilmoisture.
- **Spiderwort** *Trdescantia virginiana*—adapted, sun or shade self-sows freely, attracts butterflies, and needs medium soil moisture.
- **Sweet Woodruff, Bedstraw** Asperula odorata—native, flowering groundcover, and needs medium soil moisture.
- Virginia Chain Fern Woodwardia virginica—adapted and needs medium soil moisture.
- Wood Fern Dryopteris—adapted, partial to full shade and needs medium to wetsoils.

Evergreen Trees & Shrubs

- Bearberry or Kinnikinnick Arctostaphylos uva-ursi native, low trailing, good ground cover, attracts pollinators, drought tolerant and needs low to moderate soil moisture.
- **Cotoneaster** *Cotoneaster spp.* adapted, sun to part shade, low growing, red berries and needs moderate soil moisture.
- Creeping Oregon Grape Mahonia repens adapted to Tahoe and western native, sun to shade, low
 growing, yellow flowers and needs moderate soil moisture.
- Lavender Lavandula hybrids—adapted, attracts bees and butterflies, sun, and needs moderate soil moisture.
- Mahala Mat Ceanothus prostratus native, sun to light shade, attracts birds, pollinators, and beneficial insects, drought tolerant and needs little to no soil moisture.
- Oregon Grape Mahonia aquifolium native, attracts birds, needs lots of pruning, sharp spines, drought tolerant and needs low to moderate soil moisture.
- **Rhododendron (includes Azalea)** *Rhododendron spp.* adapted, filtered sunlight, requires protected site, and needs well drained wet soils.

Deciduous Trees & Shrubs

- Aspen Populus tremuloids native, full sun, gorgeous fall colors, spreads by root suckers, forms groves, and needs regular soil moisture.
- Birch Betula spp. adapted, check zones for individual species and needs regular soil moisture.
- Bitterbrush Purshia tridentata native, sun, attracts birds, pollinators, beneficial insects, drought tolerant, and needs low soil moisture.
- Bittercherry Prunus emarginata native and needs moderate soil moisture.

- **Blue Elderberry** Sambucus cerulea native, full sun to shade, regular water, attracts birds, pollinators, and beneficial insects.
- **Burning Bush** *Euonymus alatus* adapted, attracts birds, good fail color, drought tolerant and needs moderate to regular water.
- Butterfly Bush Buddleja adapted, sun or light shade, moderate to regular water.
- Cherry, Flowering Prunus spp. adapted, sun to partial shade, spring flowers, moderate water, fragrant flowers.
- **Chokeherry** Aronia melanocarpa adapted, partial sun to sun, fall color and berries, medium to wet soil, drought tolerant, attracts birds, pollinators, and beneficial insects.
- Chokecherry Prunus virginiana native, berries, attracts birds, pollinators, and beneficial insects.
- **Cinquefoil** *Potentilla fruticosa* native and adapted, sun to partial shade, flowering, medium to wet soil, attracts birds, pollinators, and beneficial insects.
- **Creambush**, **(Oceanspray)** *Holodiscus discolor* native, sun to partial shade, flowering, dry to medium soil moisture, attracts birds, pollinators, and beneficial insects.
- **Creeping Snowberry** Symphoricarpos mollis full sun to shade, occasional deep watering, attracts birds, pollinators, and beneficial insects.
- Dogwood Cornus adapted and native, partial shade, large variety of shrubs and trees, regular water, attracts birds, pollinators, and beneficial insects.
- Golden Current Ribes aureum sun to partial shade, flowers and berries, medium to dry soil moisture,
- attracts birds, pollinators, and beneficial insects.
- Golden Chain Tree Laburnum x watereri 'Vossii' adapted, sun to partial shade, yellow chains of flowers, all parts poisonous, medium soil moisture.
- Hawthorn, Washington Crataegus phaenophyum adapted, sun to part shade, good specimen tree
 for spring flowers and fall color, moderate soil moisture, attracts birds, pollinators, and beneficial
 insects.
- **Honeysuckle** *Lonicera* adapted, attracts birds, sun to partial shade, moderate to regular water, fragrant flowers, and drought tolerant.
- Maple Acer spp. -- adapted, shade to full sun, moderate to regular water, check zones for individual species.
- Maple, Vine Acer circinatum shade, attracts birds, pollinators, and beneficial insects and needs medium to wet soil moisture.
- Mock Orange, California Philadelphus lewisii- native, light shade, moderate water, attracts birds, pollinators, and beneficial insects,
- Mock Orange, Sweet Philadelphus coronarius adapted, partial shade, must have good drainage, and needs
 moderate to regular soil moisture.
- Mountain Alder Alnus icana 'tenuifolia' native, sun to partial shade, small tree, and needs wet soil.
- Mountain Ash Sorbus spp. native and adapted, partial shade to shade, small tree or shrub, medium to
 wet soil, attracts birds, pollinators, and beneficial insects.
- Mountain Whitethorn Ceanothus cordulatus full sun to light shade, little or no water, drought tolerant, fire hazard, attracts birds, pollinators, and beneficial insects.
- Nine Bark Physocarpus capitatus native, sun to partial shade, moderate to regular soil moisture, fragrant white flowers, drought tolerant, attracts birds, pollinators, and beneficial insects.
- Oak Ouercus spp. native and adapted, fall color, sun to part shade, and needs moderate soil moisture.
- Plum, Purple leaf or Flowering Prunus cerasifera 'Atropurpurea' adapted, sun to partial shade, good specimen tree for foliage color, and needs medium soil moisture.
- **Rose, Rugosa** *Rosa rugosa* adapted, disease resistant, naturalizes, single or double fragrant flowers, and needs moderate soil moisture.
- Rose, Woods Rosa woodsii native, establishes quickly on disturbed sites, moderate soil moisture, attracts birds
- Serviceherry Amelanchier hybrids native and adapted, sun to shade, moderate to regular soil moisture, attracts birds

- **Sierra Current** *Ribes nevadense* native, sun to partial shade, flowers and berries, needs dry to medium soil moisture, attracts birds, pollinators, and beneficial insects.
- Sierra Gooseberry Ribes roezlii- native, sun to partial shade, moderate soil moisture, good fall color.
- **Snowberry** *Symphoricarpos spp.* native and adapted, sun to shade, medium soil moisture, white berries, attracts birds, pollinators, and beneficial insects.
- Spiraea Spiraea hybrids -adapted, partial shade, flowers, and needs medium soil moisture.
- **Spiraea, Mountain** *Spiraea densiflora* -- native, full sun to light shade, flowers, attracts birds, pollinators, beneficial insects, and needs medium soil moisture.
- **Spiraea, Western** *Spiraea douglasii* -- native, full sun to light shade, flowers, attracts birds, pollinators and beneficial insects, and needs medium soil moisture.
- **Twinberry** *Lonicera involucrata* native, partial shade to shade, medium to wet soil moisture, attractive berries, drought tolerant, good ground cover attracts birds, bees and butterflies.
- **Viburnum** Viburnum hybrids adapted, sun to part shade, flowers and berries, attracts birds, and needs medium soil moisture.
- Western Sand Cherry *Prunus besseyi* adapted, can handle a lot or a little of everything, ideal plant, and needs moderate soil moisture but can handle a drought too.
- Willow Salix native and adapted, part to full shade, and needs wet to medium soil moisture.

Resources

- UCCE Master Gardeners of Lake Tahoe, Tahoe Friendly Gardening Program, http://ucanr.edu/sites/mglaketahoe/Tahoe_Friendly_Garden_Program/
- University of Nevada Cooperative Extension, Living with Fire Program, http://www.livingwithfire.info
 and Choosing the Right Plants Guide, http://www.unce.unr.edu/publications/files/nr/2007/eb0701.pdf
- South Tahoe Public Utility District, Water Conservation Program. http://stpud.us/waterconsy/
- Tahoe Resource Conservation District, Landscape Conservation Program, http://tahoercd.org/and
 Backyard Native Plants Guide: http://tahoercd.org/wp-content/uploads/2013/03/Backyard-Natice-Plants-Booklet_High-Quality.pdf
- Tahoe Regional Planning Agency, Home Landscaping Guide for Lake Tahoe, https://www.unce.unr.edu/publications/files/nr/2006/eb0601.pdf
- Nevada Tahoe Conservation District, Tahoe Green Thumb Forum, http://ntcd.org/tahoe-green-thumb-forum/

IRC Section 304 Minimum Rood Areas
Note: This became the necessary width change
for the ramp room/library to achieve a unified finding
that the existing residence is attached to the new entry
and garage system. This increased the needed coverage

ADA

to be transferred for under the life and safety findings.

SECTIONR304 MINIMUM ROOM AREAS

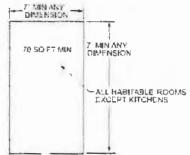
.4.1 Minimum area.

Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²)

Exception: Kitchens

The interior living environment is affected by a number of issues. Among these are the size of the room-tightness of construction, ceiling is number of occupants and ventilation. These all interact and impact the interior living conditions including odors, moisture and disease transmission code regulates from sizes to assist in maintaining a safe and comfortable interior environment (see Commentary Figure R304.1). All habitable that spaces, other than kitchens, are required to have a minimum area of 70 square feet. The definition of "Habitable space" in Section R201 in rooms used for living, sleeping, eating or cooking (see commentary for Section 305.1).

C



For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2 .

Figure R304.1 ROOM AREA AND DIMENSIONS

H Land Capability Determination LCAP2020-0422



Mail PO Box 5310 Stateline, NV 89449-5310 Location 128 Market Street Stateline, NV 89449 Contact Phone: 775-588-4 Fax: 775-588-4527 www.trpa.gov

April 7, 2022

Wayne Ford P.O. Box 4775 Incline Village, NV 89450

Delivered via email to waynefordresidentialdesigner@yahoo.com

EGET LAND CAPABILITY CHALLENGE 45 E TUSCARORA ROAD, WASHOE COUNTY, NEVADA ASSESSOR'S PARCEL NUMBER 123-136-02, TRPA FILE NUMBER LCAP2020-0422

Dear Mr. Ford:

LAND CAPABILITY CHALLENGE

The Tahoe Regional Planning Agency (TRPA) Hearings Officer approved the Land Capability Challenge for the above-referenced parcel at the April 7, 2022 Hearings Officer meeting. The approval changes the Bailey Land Capability from Classes 1a to Classes 4, and 6.

Land Capability District	Percent Coverage	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 4 (XXX, 16-30% slope)	20%	2,394	479
Class 6 (XXX, 0-16% 5lope)	30%	5,957	1,787
		8,351	2,266

APPEAL RIGHTS

You may appeal this decision to the Governing Board (through an appeal application) within 21 days of the date of this correspondence (April 28, 2022).

Thank you for your attention to this matter. If you have any questions, you may contact me by phone at (775) \$89-5247 or by email at col@woa.ecv.

Sincerely,

Julie Roll

Senior Planner

Current Planning Department

I Soil Hydrologic Investigation TRPA LCAP2017-0115 12 foot excavation allowed



Mail PO Box 5310 Stateline, NV 89449-5310

Location 128 Market Street Stateline, NV 89449 Cortact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

June 12, 2017

James Borelli P.O. Box 6823 Incline Village, NV 89450

SOIL HYDROLOGIC INVESTIGATION - WAIVER
45 E. TUSCARORA ROAD, WASHOE COUNTY, NEVADA
APN 123-136-02, TRPA FILE NUMBER LCAP2017-0115

Dear Mr. Borelli:

Tahoe Regional Planning Agency (TRPA) staff has finished review of the Soils/Hydrologic Report Application submitted on May 24th, 2017. Based on review of documents submitted with the application, review of approvals on nearby properties, and general knowledge of the area, TRPA staff hereby waives the need to conduct further subsurface investigation and approves an excavation of 12 feet for the proposed detached garage and living space below.

This letter only approves the depth of the excavation and does not represent approval for the project. The applicant is required to notify the TRPA immediately if significantly different subsurface conditions are encountered than what has been interpreted from the nearby investigation.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this soils/hydrological approval may be appealed within twenty-one (21) days from the time TRPA releases any final decision (July 3, 2017).

If you have any questions about this matter, please contact me by phone at (775) 589-5229 or by email at aborawski@trpa.org.

Sincerely,

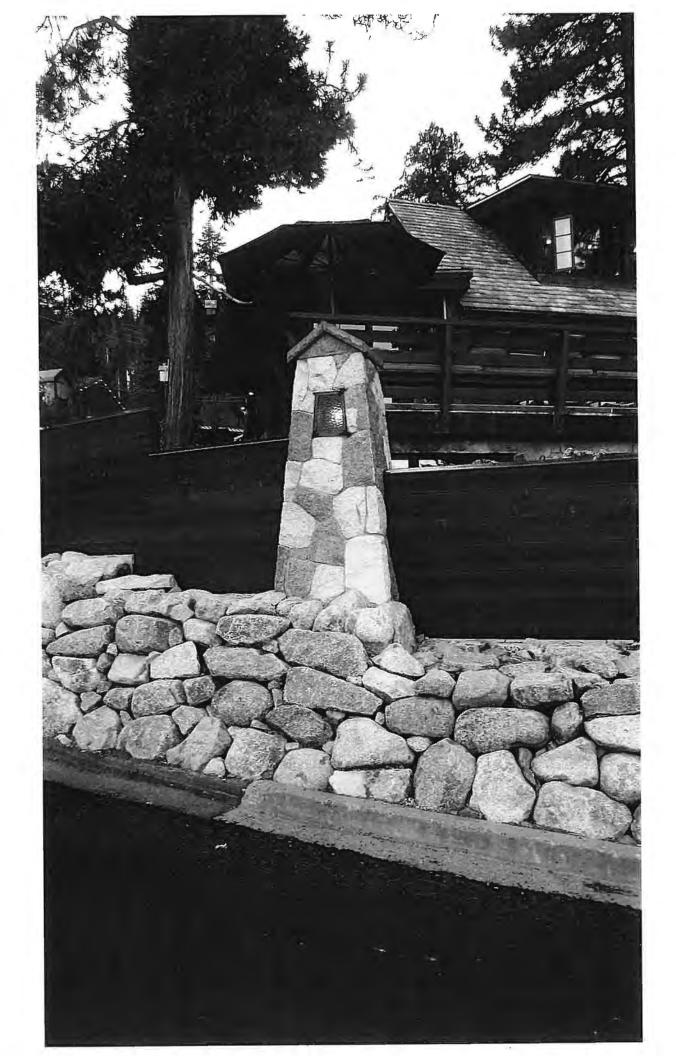
Aly Borawski Associate Planner

Current Planning Department

CC: Jeff Eget

3651 Goodland Drive 5tudio City, CA 91604 J

Materials and Colors Used
Existing Residence
Same for new project proposed
New Gate System
Rail System
Roof Material
Fence Wood



DAVINCI SLATE TILES

DaVinci products are modeled from actual slate for natural, non-repeating beauty.

Realistic chisel marks add a hand-crafted finishing touch.





ADDRESS LET'S BEGIN

13890 W. 101ST STREET CONTACT US

LENEXA, KS 66215 CALL 800-328-4624



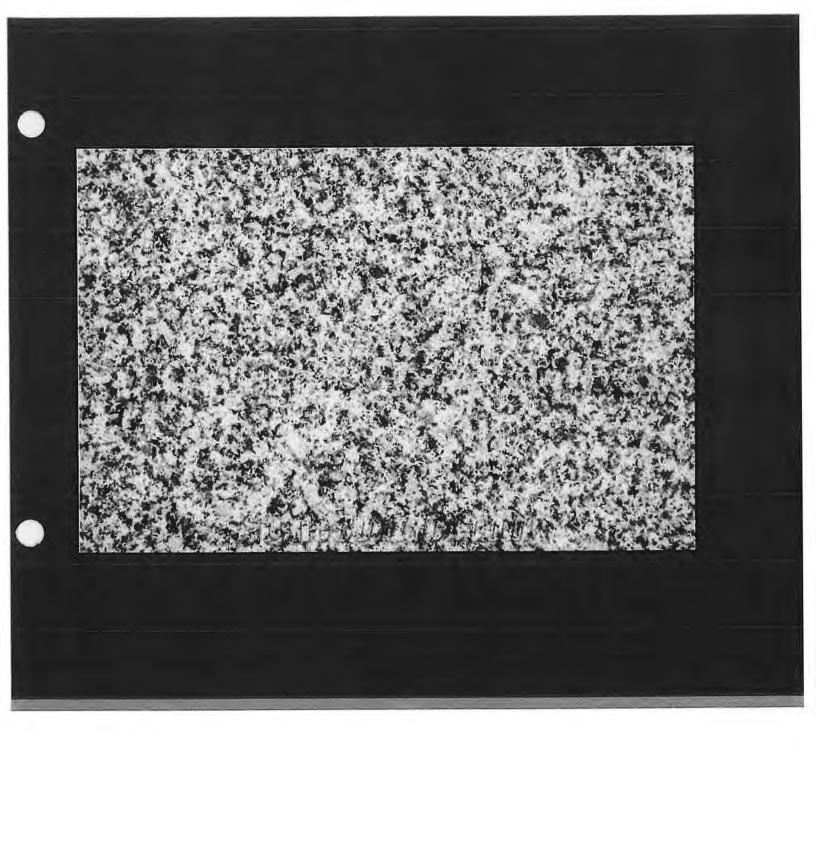


900-328-4624





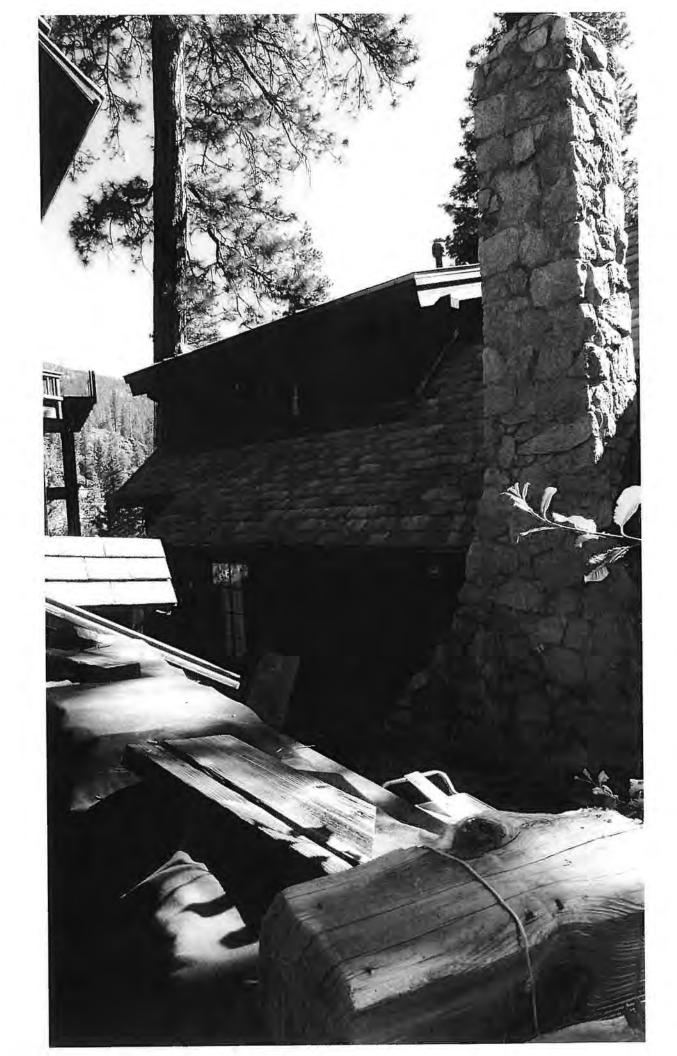
DAVINCI COLOR EXPERT





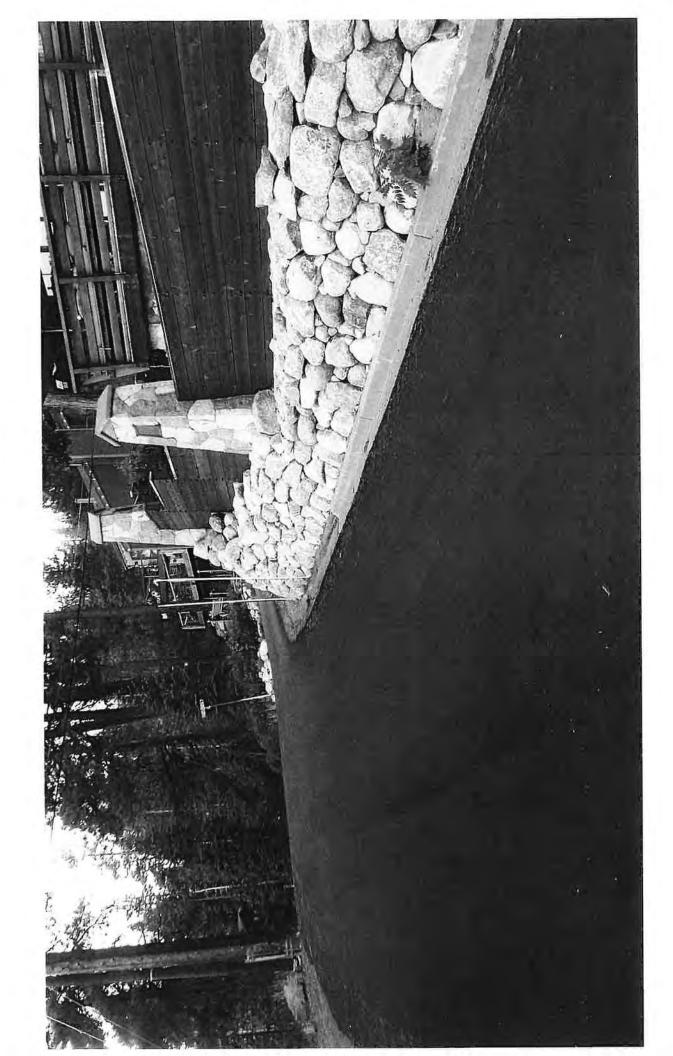












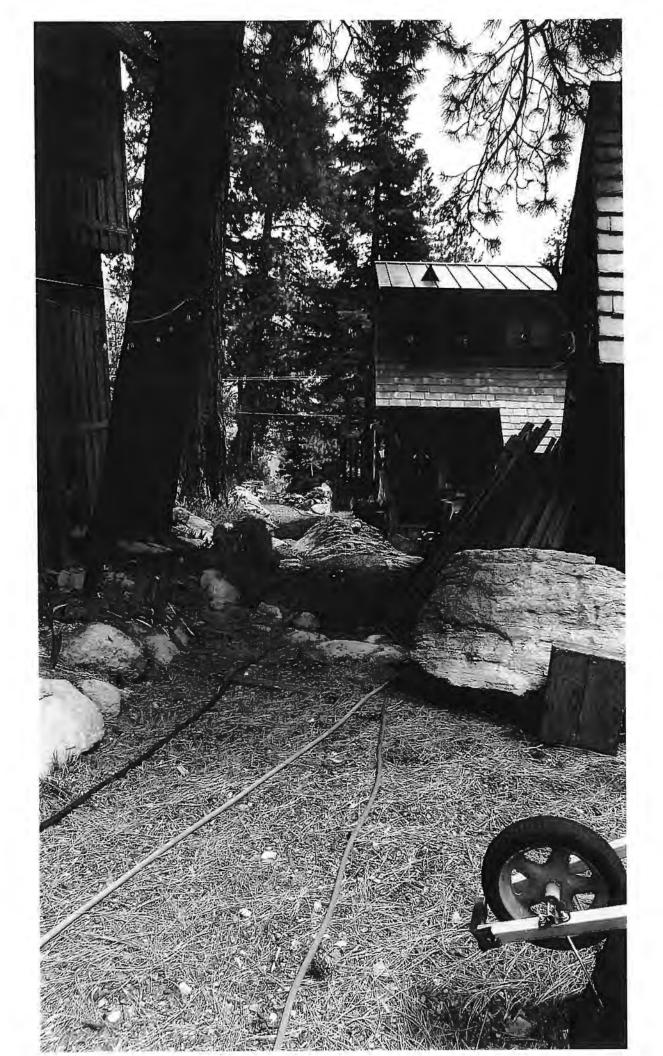




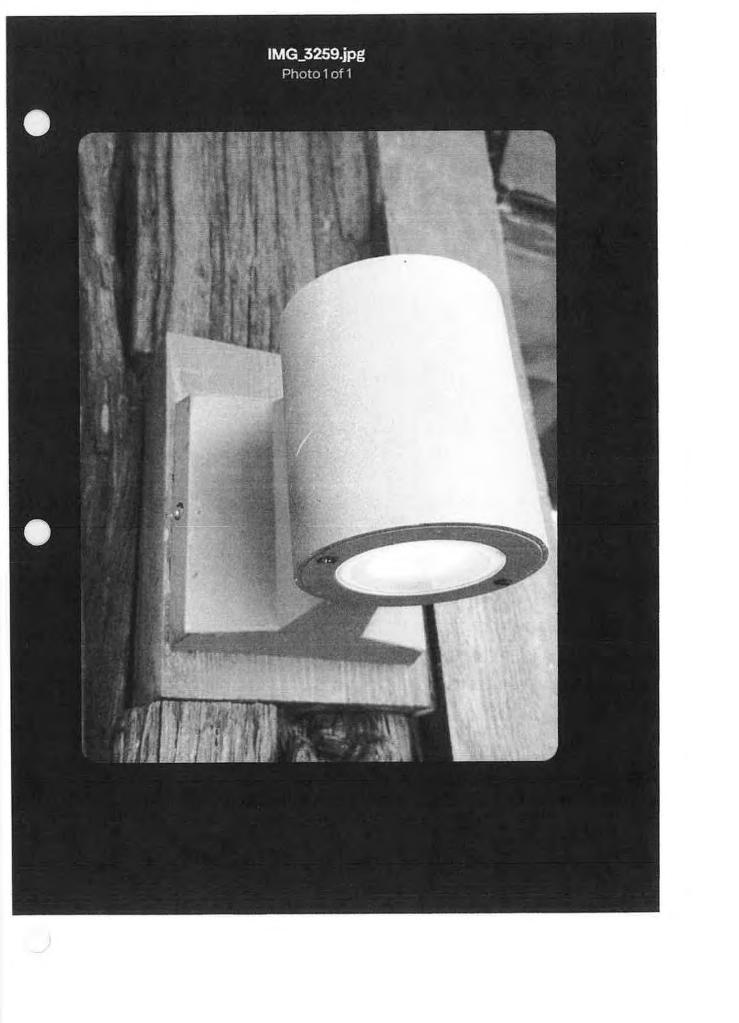








K Exterior Lighting



Plant species not found on the TRPA Recommended Native and Adapted Plant List may be used for landscaping as accent plantings. Such plants shall be limited to borders, entryways, flower-beds, and other similar locations to provide accents to the overall native or adapted landscape design. Species identified as invasive plant species in the TRPA BMP Handbook shall never be used.

36.8. EXTERIOR LIGHTING STANDARDS

36.8.1. General Standards

- Exterior lighting shall be minimized to protect dark sky views, yet adequate to provide for public safety, and should be consistent with the architectural design.
- **B.** Outdoor lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display.
- C. Outdoor lighting must serve a functional safety purpose including the illumination of entrances and pathways. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited, except as set forth in Subsection 36.8.5, below.
- Exterior lights shall not blink, flash, or change intensity except for temporary public safety signs. String lights, building or roofline tube lighting, reflective, or luminescent wall surfaces are prohibited.
- Exterior lighting shall not be attached to trees except for the Christmas season.
- F. Parking lot, walkway, and building lights shall be directed downward.
- **G.** Fixture mounting height shall be appropriate to the purpose. The height shall not exceed the limitations set forth in Chapter 37.
- H. The commercial operation of spotlights for advertising or any other purpose is prohibited.
- Seasonal lighting displays and lighting for special events that conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22: Temporary Uses, Structures, and Activities.

36.8.2. Lighting Design

The placement, including height, of all outdoor lighting shall be appropriate to serve a functional safety purpose. Exterior lighting shall utilize cutoff shields that extend below the lighting element to minimize stray light. Light shall be directed downward with no light emitted above the horizontal plane of the fixture and no splay of light offsite. Outdoor lighting shall be located to minimize impact on adjacent properties.

36.8.3 Lighting Levels

Outdoor lighting levels shall respond to the anticipated use and shall not exceed the amount of light required by users. The maximum color temperature of outdoor lighting is 3,000 degrees Kelvin. TRPA may authorize outdoor lighting with a color temperature up to 5,000 degrees Kelvin when required for public safety.

36.8.4 Commercial Lighting

Outdoor lighting for commercial uses shall not exceed 2,500 Lumens per light and the total lighting shall not exceed 100,000 Lumens per acre. Commercial uses shall reduce outdoor lighting to 50 percent or less of operational lighting levels after business hours. Motion detection lighting or similar technology, activated on site, may increase lighting levels to 100 percent temporarily. TRPA staff may authorize exceptions for public safety.

36.8.5 Cemetery Lighting

Within the veterans' section of an existing cemetery, the United State flag may be illuminated subject to the following limitations:

- A. Where it may not be possible to reliably or consistently illuminate with downward lighting, upward lighting may be used only in the form of spotlights which confine the illumination to the flag.
- B. Lighting shall be the minimum necessary to properly illuminate the flag. In no case shall any lighting source exceed 2,500 lumens in output.

36.8.6 Outdoor Lighting Plan

The applicant for any project in connection with proposed work involving outdoor lighting fixtures shall submit, as part of the application, evidence that the proposed lighting will comply with subsection 36.8. The submission shall contain the following:

- A. Plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, and construction details;
- 8. Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description may include, but is not limited to, catalog cuts by manufacturers, and drawings; and
- **C.** A table showing the total number of proposed exterior lights by fixture type, degrees Kelvin, Lumens per fixture, and lamp type.

WATER CONSERVATION STANDARDS

i.9.

HOW HIGHLY TUTTIETTS GOT HEEU!

More lumens means more light. So, if you previously bought incandescent bulbs measured in watts, here's a handy guide showing how many lumens you might need and the wattage conversion. Note that these conversions use a set average figure for lumens per watt (lm/W), based upon data from the Energy Saving Trust and Energy Star. Actual light efficiency and output will vary by product. So, you're recommended to check the 'lighting facts' label on the bulb packaging before purchase.

Natts to lumens char			
Incandescent bulb (12-48 km/W)	Lumens (Im)	LED builb (90 lm/W)	Halogen (23 lm/W)
25 W	300-450 im	3-5 W	15-22 W
40 W	480-720 lm	5-8 W	23-35W
60 W	720-1080 fm	8-12 W	35-52 W
75 W	900-1350 lm	10-15 W	44-65 W
100 W	1200-1800 lm	14-20 W	58-87 W

Conversions are a guide only. Bulb efficiency may vary

If you're considering replacing your existing light bulbs with more energy-efficient LED bulbs, take a look at



Jeff Eget

To me · Fri, Feb 14 at 2:19 PM 🗸

LAD Outdoor Lighting from Ferguson Appliances in Reno,I will send a picture.

Hide trimmed content &

From: Wayne Ford <waynefordresidentialdesigner@yahoo.com>

L Defensible Space NLTFPD

North Lake Tahoe Fire Protection District

865 Oriole Way, Incline Village, NV 89451

Phone: (775) 831-0351

North Lake Tahoe Fire Protection District TRPA Pre-Review Application



APPLICANT/PUINT OF CONTACT: WAYNE 40100	WAYNE FORD	KESIDENTIAL DESIGNER C
ADDRESS: 731 MANDA OT. IV.	YANDO. COM	PHONE: 775-772-2495
CITY: ENCUME VIV, M.	STATE: NU.	ZIP: 21451
FEE APPLICABLE LAC LANDSCAPE/ACCESS C FEE APPLICABLE LAR LANDSCAPE/ACCESS RESIDENTIA	+	
ADDRESS: 45 E TUSCARORA RUCKY S	THE BAY	APN: 123-136-02
The NLTFPD Pre-Review for the Tahoe Regional Planning A does not approve projects that need to be submitted to Warequiring a Washoe County Permit will still need to be submitted.	ashoe County Build	ing or Planning Departments. Projects

exhibit for a Washoe County review and seeks to eliminate corrections with Washoe County.

Applicant's Submittal Checklist – Enter Sheet Numbers in the Right-Hand Column	Sheet :
Site Plan	
The plans need to provide contour lines, slope percentages, property boundaries, interval scales, roadways, north arrows, total square footage of each structure, type of construction, and applicable codes and standards. A site plan of both the existing conditions and the proposed project will need to be submitted.	
Vegetation Management Plan	
A vegetation management plan is a schedule for the defensible space and the proposed landscaping plan. A vegetation management plan must adhere to a schedule outlining all requirements of the adopted 2018 IWUIC (NLTFPD resolution 18-2) and the Tahoe Living with Fire standard. This may be incorporated into the proposed site plan.	
The vegetation management plan must provide the defensible space zone boundaries from the building's exterior wall or appendages. This will include a 5-foot noncombustible zone; 5-30 feet lean, clean and green zone; and a 30-100 feet wildland reduction zone. It is important to note that these distances may increase if the slope exceeds 20 percent.	
As mentioned, if TRPA requires a proposed landscaping plan or BMP plan, this plan will also need to be submitted to the Fire District to ensure compliance with defensible space.	
Fire Protection Plan	
A Fire Protection Plan shall outline compliance in fire access, following the adopted 2018 IFC and IWUIC (NLTFPD Resolutions 18-1 and 18-2). Properties with automatic gates are required to provide a Knox Switch for fire access. This may be incorporated in a site plan and/or vegetation management plan.	
Additionally, the location of the nearest fire hydrant needs to be identified. Some projects may also be required to install new hydrants and provide a fire flow analysis. For properties with fire sprinkler systems, fire department connections (FDC's) shall be located within 100 feet of a fire hydrant based upon actual path for hose travel, as required by Resolution 18-1.	
Vehicle impact protection shall be provided for the fire hydrants in accordance with the adopted fire code.	
Wildland Urban Interface Plan	
All new construction will need to be ignition resistant construction, following the adopted 2018 IWUIC. This will need to be demonstrated in elevation plans.	
Identify roof covering must be Class A per ASTM E108 or UL790.	
Exterior walls and exterior projections must meet one of the following criteria: 1. Class A per ASTM 2768 or an extended 30-minute ASTM E84 test 2. Non-combustible 3. Heavy timber or log construction (Heavy timber is defined by NLTFPD) 4. Fire retardant treated 5. 1-hour assembly	
Exterior doors must adhere to one of the following specifications: 1. Noncombustible 2. Solid core wood with a thickness of at least 1 3/4 inches 3. Have a 20-minute fire rating	

Eaves must meet one of the following criteria: 1. 1-hour assembly

- 2. < 2" gominal dimension lumber
- 3. 1" fire retardant treated lumber
- 4. 1/2" fire treated plywood identified for exterior use and meeting the adopted IBC

Fascia's must conform to one of the following standards:

- Class A per ASTM 2768
- 1-hour assembly
- 3. 2" nominal dimensional lumber

Exterior glazing must meet one of the following specifications:

- Tempered
- Multi-layered
- 3. Glass block
- 4. Have a 20-minute fire rating

Gutters/downspouts shall be noncombustible and creed to ensure combustibles cannot accumulate.

Vent locations and type, per IWUIC and NLTFPD Resolution 18-2.

Jeffy D So

Spark Arrestors and type, per 2018 IWUIC and NLTFPD Resolution 18-2.

Outdoor fireplaces and permanent BBQs/Grills must not be constructed or installed without the explicit approval of NLTFPD. If these are within the scope of the project, the proposed location and manufacturer specifications must be provided. Installation should adhere to the manufacturer's specifications, maintaining no less than 30 feet from combustible materials, or be situated in a location approved by NLTFPD.

Cautionary Information Related to Washoe County Permitting Process

As mentioned, this review is not approved for a Washoe County Permit. All necessary permits from Washoe County must be obtained directly from the Washoe County Building or Planning Department. The Fire District will assess the plans during the Washoe County Review in relation to a Building Permit.

By physically signing or electronically signing and submitting this application, I acknowledge that all work will be performed in compliance with the codes and standards adopted by North Lake Tahoe Fire Protection District. Furthermore, all work will be completed by contractors and/or employees licensed through either the Nevada State Fire Marshal Division and/or the Nevada State Contractors Board, as applicable by NAC 477.300 and NRS 624.020.

SIGNATURE:

DATE

2/12/24

M Nevada State Lands Application for Purchase and Transfer Land Coverage From The Nevada Land Bank

STATE OF NEVADA



Department of Conservation & Natural Resources

Joe Lombardo, Governor James A. Settelmeyer, Director Charles Donohue, Administrator

APPLICATION FOR PURCHASE AND TRANSFER OF LAND COVERAGE FROM THE NEVADA LAND BANK

Please complete this application and mail or deliver to:
Department of Conservation and Natural Resources, Division of State Lands
Attn: Tahoe Land Agent
901 S. Stewart Street, Ste 5003
5th Floor, Richard Bryan Building
Carson City, NV 89701

Applicant must complete a separate application for each Assessor's Parcel Number to which Applicant wishes to transfer Land Coverage.

This application must be submitted along with proper documentation and an application fee. The application fee is \$250.00.

Please make the check payable to "Nevada Division of State Lands".

In the event you have questions, please contact the Tahoe Land Agent for the Division of State Lands at:
(775) 684-2735.

This application is for the purchase of ______ square feet of Class _____ Land Coverage.

Hydrologic Transfer/Related Area (HRA): ______

Incline Village (HRA 1)
Marlette (HRA 2)
Cave Rock (HRA 3)
South Stateline (HRA 4)
Agate Bay (HRA 9)

Proposed start date for proposed project:

Project Identification Please identify the property where the Land Coverage will be transferred: Receiving Parcel APN: Receiving Parcel Address: Receiving Parcel County: Tahoe Regional Planning Agency (TRPA) Conditional Permit No: ER\$P-TRPA Conditional Permit Applicant Name: Applicant Identification The following information should be supplied for the person who will be purchasing Land Coverage on behalf of the above project. Name: Address: Office: _____Cell:_____ Telephone: Email: _____

Please describe the relationship of Applicant to the subject project (check all that apply).

Applicant is: ☐ The owner of the property.

☐ Agent or attorney-in-fact for property owner.

☐ Agent or attorney-in-fact for party with contract to purchase the property.

☐ Other- please specify: _______

Documentation This application must be returned with the following documents/materials to assist us in our review: Proof of ownership of the Receiving Parcel APN (copy of recorded Grant Deed). If an agent is acting on behalf of the owner, a letter of authorization from the owner. Copy of the TRPA conditional project permit. In the event these documents are not available at the time of filing this application, the application will be rejected. Application Fee This application must be submitted by mail or in person, along with the application fee, made by check and payable to the Nevada Division of State Lands. In the event this application is not approved for processing, the application fee will be returned to applicant. In the event this application is approved for processing, the application fee will become non-refundable for any reason- including whether a Land Coverage transfer takes place. This fee is not applicable to the purchase price of the Land Coverage or any other fees or costs. Applicant Initials I understand that the amount of Land Coverage which I propose to purchase is subject to the review and approval of the Nevada Land Bank. I further understand that I will not be able to purchase more than the amount of Land Coverage which is required for the above project, and which can be transferred onto the subject property.

Applicant

Applicant

Date

Date

Fw: Nevada Land Bank Coverage

From: Dawnne Hirt (dhirt@lands.nv.gov)

To: waynefordresidentialdesigner@yahoo.com

Date: Friday, February 14, 2025 at 12:26 PM PST

Thank you for your call earlier today, Wayne,

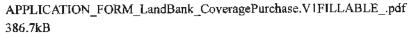
Please find attached, the Nevada Land Bank Application Form to purchase Land Coverage and also the Land Bank pricing schedule. This information is also available on the Nevada Land Bank Website https://lands.nv.gov/resource-programs/tahoe/nv-land-bank

Call back if you have any other questions that I can answer,

Dawnne Hirt

Nevada Tahoe Resource Team
Land Agent
Nevada Division of State Lands
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5003
Carson City, NV 89701
dhirt@lands.ny.gov
(O) 775-684-2735 | (F) 775-684-2721







LandBankPricing.pdf 126.2kB

NEVADA LAND BANK COVERAGE PRICING PER SQUARE FOOT (3/1/2023)

Land Coverage	e - Incline Village HRA 1	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 1b restored soft	(1-150	\$40.00
Class 1h restored soft	151-1,500	\$37.50
Class 1b restored soft	(1,501-3,000	\$33.50
Class 1h restored soft	(3,001-5,000	\$30.00
Land Coverage	e - Incline Village HRA 1	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 1b potential	1-150	\$40.00
Class 1b potential	151-1,500	\$37.50
Class 1h potential	1,501-3,000	\$33.50
Class 1b potential	3,001-5,000	\$30.00
Land Coverage	e - Incline Village HRA 1	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 1a potential	1-150	\$40.00
Class 1a potential	151-1,500	\$37.50
Class la potential	1,501-3,000	\$33.50
Class 1a potential	3,001-5,000	\$30.00
		1020.00
-	e - Incline Village HRA 1	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 6 restored	1-150	\$27.00
Class 6 restored	151-1,500	\$25.00
Class 6 restored	1,501-3,000	\$22.00
Class 6 restored	3,001-5,000	[\$20.00
Land Coverag	e - Incline Village HRA 1	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 4 & 6 potential	1-150	\$27.00
Class 4 & 6 potential	151-1,500	\$25.00
Class 4 & 6 potential	1,501-3,000	\$22.00
Class 4 &6 potential	3,001-5,000	\$20.00
Land Course	age - Cave Rock HRA 3	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 1a restored soft	1-150	\$50.00
Class 1a restored soft	151-1,500	\$45.00
Class 1a restored soft	1.501-3.000	\$40.00
Class 1a restored soft	3,001-5,000	\$35.00
		141
	e-South Stateline HRA 4	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 4 restored	1-150	\$25.50
Class 4 restored	151-1,500	\$22.00
Class 4 restored	1,501-3,000	\$18.50
Class 4 restored	3,001-5,000	\$15.00
Land Coverag	e-South Stateline HRA 4	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 1b restored hard	1-150	\$25.50
Class 1b restored hard	151-1,500	\$22.00
Class 16 restored hard	1,501-3,000	\$18.50
Class 1b restored hard	3,001-5,000	\$15.00
Land Coverage	e-South Stateline HRA 4	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 1a restored soft	[1-150	\$25.50
Class 1a restored soft	151-1.500	\$22.00
Class 1a restored soft	1,501-3,000	\$18.50
Class 1a restored soft	3.001-5,000	\$15.00
	9 CURRENTLY NO COVERAGE AVA	
Coverage Class	Amount in S.F.	Cost per S.F.
Class 1a restored hard	1-150	\$32.00
Class 1a restored hard	151-1,500	\$29.00
Class 1a restored hard	1,501-3,000	\$25.50
Class 1a restored hard	3,001-5,000	\$22.00
SEZ RESTORATION CREDIT	TS CURRENTLY NO COVERAGE AV	AJLABLE
		Cost per S.F.
		1620.00

			Cost per S.F.
			\$30.00
Land Coverage- Mariette HRA	2 CURRENT	LY NO COVERAGI	E AVAILABLE
			No Pricing

N Generac Back-Up Power for Disabled



16/20/22 kW



GENERAC

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

Standby Power Rating

Models G007036-0, G007037-0 (Alaminum - Bisque) - 16 kW 6/, Hz

Model G007035-0 (Aluminum - Bisque) - 16 kW 60 Hz

Models G007039-0-G007038-0 (Atuminum - Bisque) - 20 kW 60 Hz. Models G007013 1-G007042-1 (Atuminum - Bisque) - 22 kW 60 Hz.



Note: CUL certification only applies to unounciled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are UL certified in the USA only

Only if located away from doors, windows and fresh air intakes, and unless otherwise directed by local codes

INCLUDES:

- True Power™ Electrical Technology
- Two Line LCD Multilingual Digital Evolution [™] Controller (English/Spanish/ French/Portuguese)
- Two Transfer Switch Options Available: 100 Amp, 16 Circuit Switch or 200 Amp Service Rated Smart Switch. See Page 4 for Details.
- Electronic Governor
- System Status & Maintenance Interval LED Indicators
- Sound Attenuated Enclosure
- Flexible Fuel Line Connector
- Direct-To-Dirt Composite Mounting Pad
- Natural Gas or LP Gas Operation
- 5 Year Limited Warranty
- Capability to be installed within 18" (457 mm) of a building*

FEATURES

- (i) INNOVATIVE ENGINE DESIGN & BIGORGUS TESTING are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine tineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- TRUE POWER: ELECTRICAL TECHNOLOGY: Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- FEST CRITERIA

PROTOTYPE TESTED SYSTEM TORSIONAL TESTED NEMA MG1-22 EVALUATION MOTOR STARTING ABILITY

- SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.
 This state-of-the-art power maximizing regulation system is standard on all Generac models, it provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- SINGLE SOURCE SERVICE RESPONSE from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- GENERAC TRANSFER SWITCHES: Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.













5 of 5

GENERAC

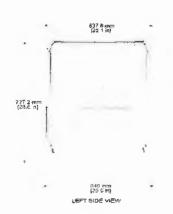
available accessories

16/20/22 kW

Model #	Product	Description
G007905-0	Wi-Fi LP Fuel Level Monitar	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in making sure your generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify when your LP tank is in need of a refill.
G006463·4	Mobile Link™	Generac's Mobile I ink allows you to check the status of your generator from anywhere that you have access to an internet connection from a PC or with any smart device. You will even be notified via e-mail or text message when a change in the generator's status occurs. Available in the U.S. only.
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0°F. (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below $0^{\circ}F$.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bìsque	Fascia Base Wrap Kit (Standard on 22 kW)	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the hardware necessary to perform complete routine maintenance on a Generac automatic standby generator.
G00 6 873-0	Smart Management Module (50 Amps)	Smart Management Modules are used in conjunction with the Automatic Transfer Switch to increase its power management capabilities. It provides additional power management flexibility not found in any other power management system.

dimensions & UPCs

Dimensions shown are approximate. Reter to installation matring for exact dimensions, DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.







•	-
)	-
!	

Madel	UPC
G007035-0	696471070354
G007036-0	696471070361
G007037-0	696471070378
G007038-0	696471070385
G007039-0	696471070392
G007042-0	696471070422
6007043-0	696471070439

123**2** mm [48.5 in]



GENERAC

switch options

16/20/22 kW

Limited Circuits Switch Features

- 16 space, 24 circuit, breakers not included.
- Electrically operated, mechanically-held contacts for fast, positive connections
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors
- 30 millisecond transfer time.
- Dual coil design.
- Rated for both copper and aluminum conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility,
- Multi-listed for use with 1" standard, tandem. GFCI and AFCI breakers from Siemens, Murray, Eaton and Square D for the most flexible and cost effective install.

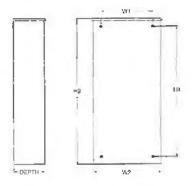
Dimensions

	Height		Width		Width		13
	H1	H2	Wi	W2	Depth		
in	26.75	30.1	10.5	13.5	6.91		
mm	679.4	764.3	266.7	343.0	175,4		

Wire Hanges		
Conductor Log	Neutral Lug	Ground Lug
1/0 - #14	2/0 - #14	2/0 - #14

Model	G007036-0 (16kW)
No, of Poles	2
Current Patrog (Amps)	100
Voltage Rating (VAC)	120/240, 19
Utility Voltage Monitor (Fixed) * -Pick-up -Disposit	80% 65%
Retarn to Utility*	арргех, 15 вес
Exercises bi-weekly for 5 minutes 1	Standard
UL Listed	Standard
Total Circuits Available	24
Tandem Breaker Capabilities	8 tandems
Circuit Breaker Protected Available RMS Symmatrical Fault Current @ 250 Volts	0,000

*Function of Evolution Controller Exercise can be set to weekly or monthly



Service Rated Smart Switch Features

- includes Digital Power Management Technology standard (DPM)
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to four more large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resislive.
- 2-gole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Ratec for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Dimensions

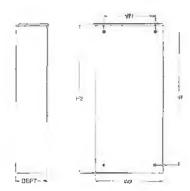
	200 Amps 120/240. To Open Transition Service Paged				
	Hei	gnt	УVi	dth	Davida
	H1	H2	W1	1/1/2	Death
in	26./5	30.1	10.5	13.5	6.9
mm	679.4	764.3	266.7	343.0	175.4

G807037-8 (16 kW)/G007039-9 (20 kW)/ Model G007043-0 (22 kW) No of Poles Current Rating (Amps) 200

120/240.10 Voltage Rating (VAC) Utility Vollage Mondor (-xed)* 80% -Pick-up 65% -Dragoul Return to Utility* approx, 13 sec Exercises bi-weekly for 5 minutes? Standard Standard **UL Listed** NE VAZULISRI

Enclosure Type Circuif Breaker Protected 22,000 250 MCM - #6 Lag Bange

*Function of Evolution Controller Exercise can be set to weekly or monthly



16/20/22 kW

specifications

GENERAC

Generator		G007035-0, G007036-0,	G007038-0, G007039-0	G007042-1, G007043-1
Ylodel		G007037-0 (16 kW)	(20 kW)	(22 kW)
Rated Maximum Continuous Pow	ver Cadaciiv (LP)	16,000 Walls*	20,000 Walls*	22,000
lated Maximum Confinuous Pov		16,000 Watts*	18,000 Watts*	19,500
taled Voltage		240	240	240
ateo Maximum Continuous Loa	d Current – 240 Volts (LP/NG)	66.6/66.6	83.3/75	91 6/81.3
otal Harmonic Distortion		Less than 5%	Less than 5%	Less than 5%
Asia Line Circuit Breaker		70 Ang	100 Amp	TOO Amo
hase		1	1	1
umiber of Refer Pelas		2	2	2
ated AC Frequency		60 Hz	60 Hz	60Hz
ower Factor		1.0	1.0	1 0
attery Requirement (not include	/ha	12 Volis, Group 268 5	40 CCA Minimum or Group 35AC	3M 650 CCA Minimum
n'il Weight (Ib/kg)	5u	406/186	448/203	466/211
2 1 21		100/100	48 x 25 x 29/1218 x 638 x 732	
imensions (1 x W x H) in/mm	7 m) with generator operating at normal load**	66	66	67
	/ m) with generator in Qulet-Test™ low-speed exercise mode***	58	58	58
sound output in de(A) at 23 ti Exercise duration	(7 m) with generator in delet-rest - low-speed exercise mode	5 min	5 min	5 min
Engine				
ype of Engine			GENERAC G-Force 1000 Series	
lumber of Cylinders		2	2	2
isp acement		999 cc	999 cc	389 cc
ylinder Black			Aluminum w/ Cast Iron Sleeve	
/alve Arrangement		Overhead Valve	Overhead Valve	Overhead Valve
gnition System		Solid-state w/ Magneto	Solid-state w/ Magneto	Solid-state w/ Magneto
Aovemor System		Electronic	Electronic	Electronic
Compression Ratio		9.5:1	9.5:1	9.5:1
Parter		12 Vdc	12 Vđa	12 Vdc
Dil Capacity Including Filter		Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L	Approx. 1.9 gt/1.8 L
Operating room		3.600	3,600	3,600
rperaung rpm Fuel Consumption		2,000		
valural Gas	f(3/hr (m3/hr)			
and a second	1/2 Load	218 (6 17)	204 (5.78)	228 (6.46)
	Fuii Load	309 (8.75)	301 (8.52)	327 (9.26)
iguid Propane	ft ³ /hr (gal/hr) [l/hr)			00 (0 55) (0 55)
	1/2 Load	91.6 (2.52) [9.53]	86 (2.37) [8.99]	92 (2.53) [9.57]
	Full Load	106.8 (2.94) [11.11]	129.6 (3.56) [13.48]	142 (3.90) [14.77]
Note: Fuel pipe must be sized for LP gas. For Bk. centent, mul	I for full load. Required fuel pressure to generator fuel inlet at all load rang hipty th ^a rds x 2500 (Um or th ^a rds x 1000 fNG). For Mediciouse content, mus	ges - 3 5-7" water column (7-13 mi tiply in 7hr x 93.15 (LP) or m#ni x	m mercury) for natural gas, 10-1214 37 26 (NG)	Water coulint 118-22 will indico
Controls				
2-Line Plain Text Multilingual L	CC Display		nple usar interface for ease of opera	
Mode Buttons Auto		Autorr	ratio Start on Utility failure. 7 day ex	cerciser.

Mode Buttons: Auto

Manual OH

Ready to Run/Maintenance Micsongus

Engine Run Hours Indication

Programmable start delay between 2-1500 seconds.

Utility Vallage Loss/Return to Utility Adjustable (Brownoui Setting)

Future Ser Capable Expreiser/Exercise Set Error Warning

Run/Alarm/Maintenance Logs

Entine Start Sequence

Starter Lock-out

Smart Battery Charger

Charger Fault/Missing AC Warning

Low Battery/Ballery Problem Protection and Battery Condition Indication

Automatic Voltage Regulation with Over and Under Voltage Protection

Under-Prequency/Overload/Stepher Overcurrent Protection

Safety Fused/Fuse Problem Protection

Automatic Low O.I Pressure/High Oir Temperature Shutdown

Quergrank/Querspeed (@ 72 Hz)/rpm Sense Lins Shutdown

High Engine Temperature Shurdown

Internal FaulyIncorrect Wiring Protection

Common External Fault Capability

Field Upgradable Firmware

Start with starter control, unit stays on, if utility fails, transfer to load takes place,

Stops unit. Power is territoved. Control and charger still operate

Standard

Standard

Standard (programmable by dealer only)

From 140-171 V/190-216 V

Standard

50 Events Each

Cyclic cranking: 16 sec on 7 rest (90 sec maximum duration)

Starter cannot re-engage until 5 sec after engine has stopped.

Standard Standard Standard

Standard Standard Slandard Standard

Standard Slaccatd Standard

Stanuaru Standard

¹¹ Sound Registrate taken from the first of the gate abord texts contain containing and texts gravation by going and texts of the gate abord to the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of the gravation of gravation of the gravation of the gravation of gravity of gravation of gravation of gravation of gravation of grava

GENERAC

features and benefits

16/20/22 kW

-			-	
-	·-		. 0	30
	٠,	• 1	. 4	10

General G. Force design
 Maximizes engino "browning" for increased feet efficiency. Plateau honed cylinder walls and plasma moly rings helps the engine

run cooler, reducing oil consumption resulting in langer engine lite

"Spmy-lok" cast iron cylinder waits
 Rigid construction and added durability provide long engine life.

Electronic ignition/spark advance
 These features comoine to assure smooth, quick starting every time.

• Full pressure lubrication system Pressurized hibrication to all vital bearings means better performance, less maintenance and longer engine life. Now feature

ing up to a 2 year/200 hour oil change interval.

Low oil pressure shurdown system
 Shutdown protection prevents catastrophic engine damage due to low oil.

High temperature shutdown
 Prevents damage due to overheating

Generaler

Revolving field
 Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Skewed stator
 Produces a smooth output waveform for compatibility with electronic equipment.

Displaced phase excitation Maximizes motor starting capability.

Automatic voltage regulation
 Regulates the output voltage to ±1% prevents damaging voltage spikes.

▶ UL 2200 tisted For your safety

Transfer Switch (if applicable)

Fully automatic
 Transfers your vital electrical loads to the energized source of power

NEMA 3R
 Can be installed inside or outside for maximum flexibility.

Remote mounting
 Mounts near your existing distribution panel for simple, low-cost installation

Evolution" Controls

Auto/Manual/Off illuminated buttons
 Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Two-line LCD multilingual display
 Provides homeowners easily visible logs of history, maintenance and events up to 50 occurrences.

Sealed, raised buttons
 Smooth, weather resistant user interface for programming and operations.

Utility voltage sensing
 Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Generator voltage sensing
 Constantly monitors generator voltage to ensure the cleanest power delivered to the home.

Utility interrupt delay
 Prevents nuisance start-ups of the angine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a

qualified dealer

Engine warm-up
 Ensures engine is ready to assume the load, selpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Programmable exercise
 Querates engine to prevent oit seal drying and damage between power outages by running the generator for 5 minutes every

other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel

costs to the owner.

Smart battery charger
 Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature.

Compatible with lead acid and AGM-style batteries

Main line circuit breaker
 Protects generator from everload

Electronic governor
 Maintains constant 60 Hz frequency,

Unii

SAE weather protective enclosure
 Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph. Hinged key looking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostat-

ically applied textured epoxy paint for added durability.

Enclosed critical grade muffler
 Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Small, eumpael, attraviore
 Nakes for an easy, eye appealing installation, as close as 18 away from a building.

histallation System

1 fr (305 mm) flexible fuel line connector. Absorbs any generator vibration when connected to rigid pipe.

Direct-to-dirt composite mounting pad
 Complex lattice design provents settling or sinking of the generator system.

Integral sediment trap
 Prevents particles and moisture from entering the fuel regulator and engine, protonging engine life.