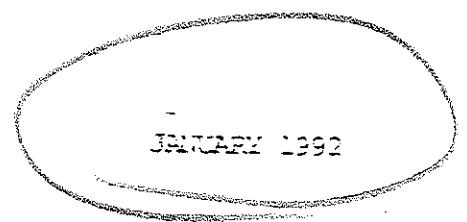
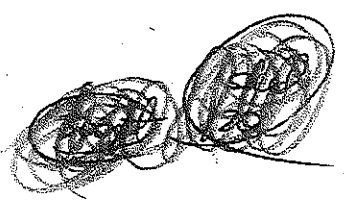


Tree Service

NEW RESIDENTIAL APPLICATION PACKET

For Projects Being Submitted Under The
INDIVIDUAL PARCEL EVALUATION SYSTEM
(I. P. E. S.)

A

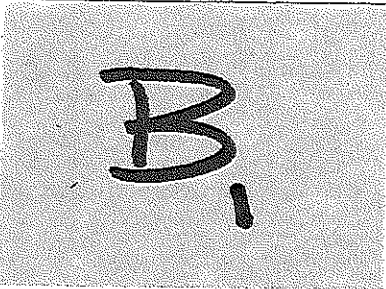


*SEE ~~SEE~~
Feb 1997
PACKAGE*

APPEAL RESULTS

TAHOE REGIONAL PLANNING AGENCY (702) 588-4547
INDIVIDUAL PARCEL EVALUATION SYSTEM (702) 588-6787
FINAL APPEAL RESULTS, COVERAGE CALCULATIONS AND RANKINGS

Maran, Anthony
613 Harrington Avenue
Los Altos, CA 94022



09/27/91

The TRPA Governing Board adopted the IPES score defining the top rank parcels, the allowable coverage formula and the ranking of parcels on December 21, 1988. The IPES score defining the top rank parcels is 725. For allocations issued after July 1, 1989, parcels must have an IPES score greater than 725 to be eligible for a building permit.

IPES Appeal Score for parcel (APN) 092-232-03 = [REDACTED]
Original IPES score for parcel (APN) 092-232-03 = 706

SCORES FOR EACH IPES SCORING ELEMENT

Relative Erosion Hazard (max. 450 pts.)	298 VL
Runoff Potential (max. 200 pts.)	98 VL
Degree of Difficulty to Access Building Site (max. 170 pts.)	130 L
Disturbance in SEZ for Utility Connection (max. 110 pts.)	110 AM
Condition of Watershed (max. 70 pts.)	67 AM
Ability to Revegetate (max. 50 pts.)	25 L
Water Quality Improvements in the Vicinity of Parcel (max. [REDACTED])	[REDACTED]
Proximity to Lake (max. 50 pts.)	10

Raw IPES Appeal Score (max. 1150 pts.) 750

Size factor for parcels less than 5000 sq. ft. 1.00
Size factor for parcels less than 10000 sq. ft. outside SEZ 1.00

IPES Appeal score (max. 1150 points)* 750

*The IPES score is calculated by multiplying the raw IPES score by both size factors.

PARCEL SIZE, STREAM ENVIRONMENT ZONE (SEZ) AREA AND COVERAGE COEFFICIENTS

Parcel size: 13200 sq. ft.
SEZ area: [REDACTED]
SEZ setback area: [REDACTED]
Area of parcel outside of SEZ 13200 sq. ft.

IPES Coverage Score: 396 corresponds to 17% Allowable Base Land Coverage

TAHOE REGIONAL PLANNING AGENCY
RESULTS OF IPES FIELD EVALUATIONS

09/27/91

Maran, Anthony
613 Harrington Avenue
Los Altos, CA

B₂

APN 092-232-03
COUNTY PL
IPES SCORE 750

RELATIVE EROSION HAZARD 298

Soil Erodibility Factor $k = 0.15$
Rainfall Factor 50
0 ft. at 0%
0 ft. at 0% 120 ft. of slope segments measured through
10 ft. at 25% the most likely building site are used to
22 ft. at 17% calculate the Length-Slope (LS) Factor
77 ft. at 10%
11 ft. at 44% LS = 2.96

RUNOFF POTENTIAL 98

Soil Hydrologic Group: $b =$ moderate infiltration rate
Hydrologic condition: (Vegetative cover) = good

ACCESS SCORE 130

Disturbance in SEZ for access: no disturbance

New Access---Through SEZ: no Excavation difficulty: slight
upsloping access with 3 ft. cut or ft. fill
Gradient beyond cut/fill slope: 9% = slope factor 0.80
OR

Existing Access---Parking or access through SEZ:

Extent of additional grading required at street:

Additional excavation required for parking or garage: ft.

STREAM ENVIRONMENT ZONE 110

Utility connection through SEZ no disturbance

CONDITION OF WATERSHED Dollar Creek 67

ABILITY TO REVEGETATE 25

Soil limitation on revegetation Group $b =$ dryness
Elevation < 7000 ft. Aspect E

NEED FOR WATER QUALITY IMPROVEMENTS IN VICINITY OF PARCEL 12

Planned Unit Development Parcel Size RAW IPES SCORE 750
SEZ Area 0 sq.ft. SEZ setback area 0 sq.ft.
Factor for parcels with < 5000 sq.ft. outside SEZ 1.00
Factor for parcels < 10000 sq.ft. or with
area outside SEZ < 10000 sq.ft. 1.00 IPES SCORE 750

?

BASE COVERAGE:

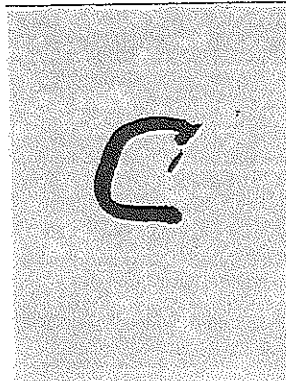
Under IPES, determined by percentage allowable. Special rules for Planned Unit Developments. SEZ's get 0.

MAXIMUM COVERAGE:

Residential facilities (4 units or less units) may increase coverage up to that in the following table:

<u>Parcel Size (Sq. Ft.)</u>	<u>Maximum Land Coverage</u>
0 - 4,000	Base Land Coverage Only
4,001 - 9,000	1,800 sq. ft.
9,001 - 14,000	20% of Parcel
14,001 - 16,000	2,900 sq. ft.
16,001 - 20,000	3,000 sq. ft.
20,001 - 25,000	3,100 sq. ft.
25,001 - 30,000	3,200 sq. ft.
30,001 - 40,000	3,300 sq. ft.
40,001 - 50,000	3,400 sq. ft.
50,001 - 70,000	3,500 sq. ft.
70,001 - 90,000	3,600 sq. ft.
90,001 - 120,000	3,700 sq. ft.
120,001 - 150,000	3,800 sq. ft.
150,001 - 200,000	3,900 sq. ft.
200,001 - 400,000	4,000 sq. ft.

Dollar Creek



DRIVEWAYS:

The above limits may be increased by up to 400 sq. ft. for driveway area necessary to reach a building site which causes the least harm to the environment.

PLANNED UNIT DEVELOPMENTS:

Maximum coverage is 100 percent of the building envelope or 2,500 square feet, whichever is less.

METHOD TO INCREASE COVERAGE TO MAXIMUM:

Purchase through:

- 1) Transfer
 - a) One to one ratio;
 - b) "Hard" or "soft" coverage;
 - c) More sensitive to less sensitive only;
 - d) "Sending" parcel required to be restricted;
 - e) Same "hydrologically related area" - see attached map.

- 2) Land Coverage Bank
 - a) California only;
 - b) Same "hydrologically related area" - see attached map;
 - c) Timing - any this year?
 - d) Availability is questionable in some areas.

Price:

- a) "market value"
- b) "hard" = \$10.00/sq. ft.
- c) "soft" = ???

Example: A 15,000 sq. ft. lot has 10 percent allowable coverage, or 1,500 sq. ft. Building plans require 3,000 sq. ft., much of which is required for a driveway. Can this be done? What will it cost?

Example: A building envelope in a Planned Unit Development is 3,000 sq. ft. in size. Building plans require 2,850 sq. ft. Allowed base coverage is 50 sq. ft. Can a home of that size be built? What would the cost to obtain maximum coverage be at \$5.00/sq. ft.?



D

CEDAR FLAT

USE

MAXIMUM DENSITY

Residential

Single Family Dwelling

1 unit per parcel

Parking Requirements:

- a. Single Family Dwelling - Usable and accessible space for two (2) vehicles located entirely on-site.
- b. Other Uses - Refer to Parking Standards.

Height Restrictions: The maximum permitted height shall be as established in Chapter 22 of the TRPA Code.

Setbacks:

- a. The minimum front setback shall be 45 ft. from the centerline of the abutting traveled way, or 20 ft. from the property line, or as required by TRPA, whichever is more restrictive.
- b. Side setbacks - A total of 15 ft., with a 5 ft. minimum, or as required by TRPA, whichever is more restrictive.
- c. Rear setback - 10 ft., or as required by TRPA, whichever is more restrictive.

Minimum Building Site: The minimum building site size shall be 10,000 sq. ft.

E

SEPT 26 2007



DIRECT: (530) 581-628
 FAX: (530) 581-628
 Email: akennerl@placer.ca.gov

Amber Kennerley
 ASSISTANT PLANNER

COUNTY OF PLACER • COMMUNITY DEVELOPMENT RESOURCE AGENCY
 PLANNING 565 WEST LAKE BLVD. • P.O. Box 1900
 TAHOE CITY, CA 96141

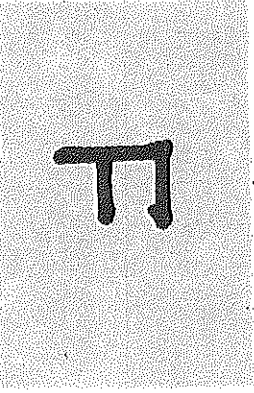
PROPOSED HEIGHT FROM AMBER KENNERLEY

>26' HT Finding (1)
 22.7 TRPA

>26' HT Findings 22.7 TRPA
 (1) (2) (B)

TABLE A
 MAXIMUM HEIGHTS FOR BUILDINGS

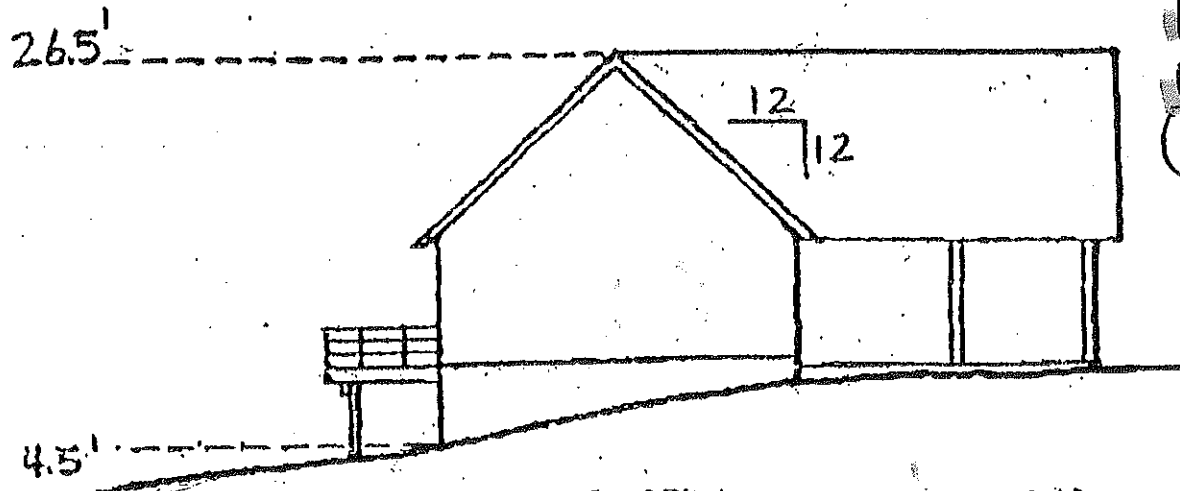
Percent Slope Retained Across Building Site	ROOF PITCH										
	0:12	1:12	2:12	3:12	4:12	5:12	6:12	7:12	8:12	9:12	10:12 or >
0	24'-0"	25'-2"	26'-5"	27'-7"	28'-9"	30'-0"	31'-2"	32'-5"	33'-7"	34'-9"	36'-0"
2	24'-6"	25'-8"	26'-11"	28'-1"	29'-3"	30'-6"	31'-8"	32'-11"	34'-1"	35'-3"	36'-6"
4	25'-0"	26'-2"	27'-5"	28'-7"	29'-9"	31'-0"	32'-2"	33'-5"	34'-7"	35'-9"	37'-0"
6	25'-6"	26'-8"	27'-11"	29'-1"	30'-3"	31'-6"	32'-8"	33'-11"	35'-1"	36'-3"	37'-6"
8	26'-0"	27'-2"	28'-5"	29'-7"	30'-9"	32'-0"	33'-2"	34'-5"	35'-7"	36'-9"	38'-0"
10	26'-6"	27'-8"	28'-11"	30'-1"	31'-3"	32'-6"	33'-8"	34'-11"	36'-1"	37'-3"	38'-6"
12	27'-0"	28'-2"	29'-5"	30'-7"	31'-9"	33'-0"	34'-2"	35'-5"	36'-7"	37'-9"	39'-0"
14	27'-6"	28'-8"	29'-11"	31'-1"	32'-3"	33'-6"	34'-8"	35'-11"	37'-1"	38'-3"	39'-6"
16	28'-0"	29'-2"	30'-5"	31'-7"	32'-9"	34'-0"	35'-2"				
18	28'-6"	29'-8"	30'-11"	32'-1"	33'-3"	34'-6"	35'-8"				
20	29'-0"	30'-2"	31'-5"	32'-7"	33'-9"	35'-0"	36'-2"				
22	29'-6"	30'-8"	31'-11"	33'-1"	34'-3"	35'-6"	36'-8"				
24 or >	30'-0"	31'-2"	32'-5"	33'-7"	34'-9"	36'-0"	37'-2"				



ANTHONY -
 HERE'S THE
 HEIGHT REQ.
 TABLE FOR THE
 TAHOE BASIN.
 CALL ME IF YOU
 HAVE QUESTIONS.
 -AMBER
 KENNERLEY

Calculating Maximum Allowed Height

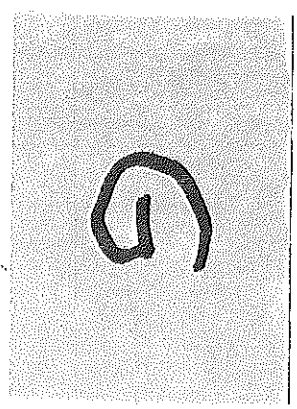
Calculating the maximum allowed height requires several pieces of information. You must know the percent of slope through the middle of the building site, the pitch of your roof, and the lowest elevation point of natural grade where the foundation wall of your building meets the ground. Use this table to determine the maximum allowed height for your building; if your percent slope is a fractional or odd number, round up. Height is measured from the lowest elevation point of the natural grade to the highest ridge line.



ROUND TO NEAREST
EVEN PERCENTAGE
(PER SUSAN K.
JIM PEARSON
TRPA.)

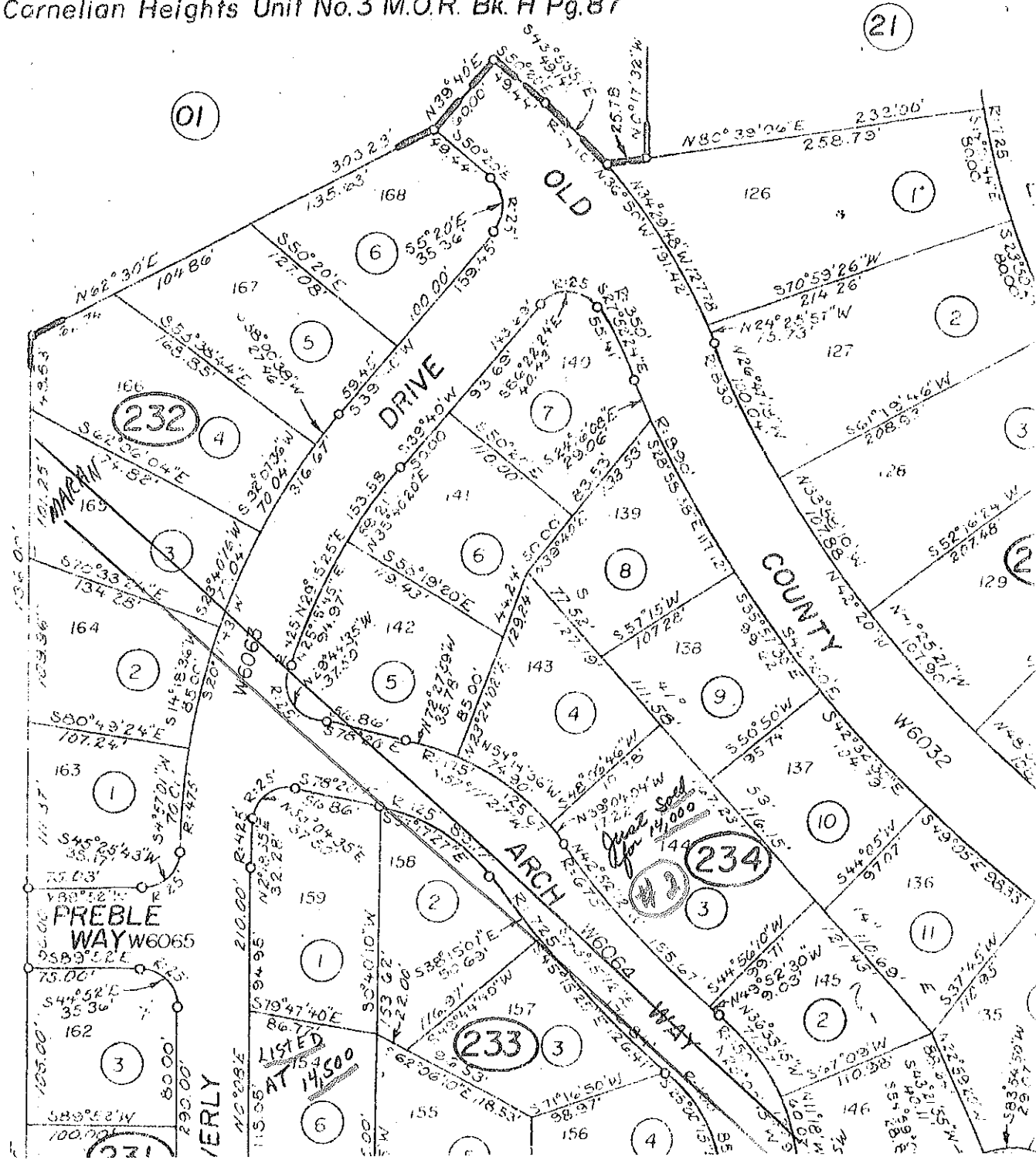
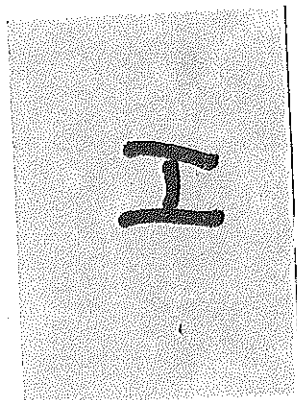
Roof Pitch	12:12
Cross Slope	6%
Max. Allowed Ht.	37 ft. 6 in.
Proposed Ht.	22 ft.

A1



POR. NW 1/4 SEC. 28, T.16N. R.17E., M. D. B. 8. M.
 Carnelian Heights Unit No. 3 M.O.R. Bk. H Pg. 87

DOWNHILL
 LINE OF
 SIGHT DOWN
 ARCH WAY
 FROM
 MARAN
 LOT






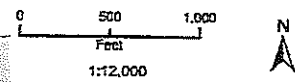
BIKE TRAIL AROUND THE LAKE



Dollar Creek Shared-Use Trail

Figure 4. Shared-Use Trail Alignment

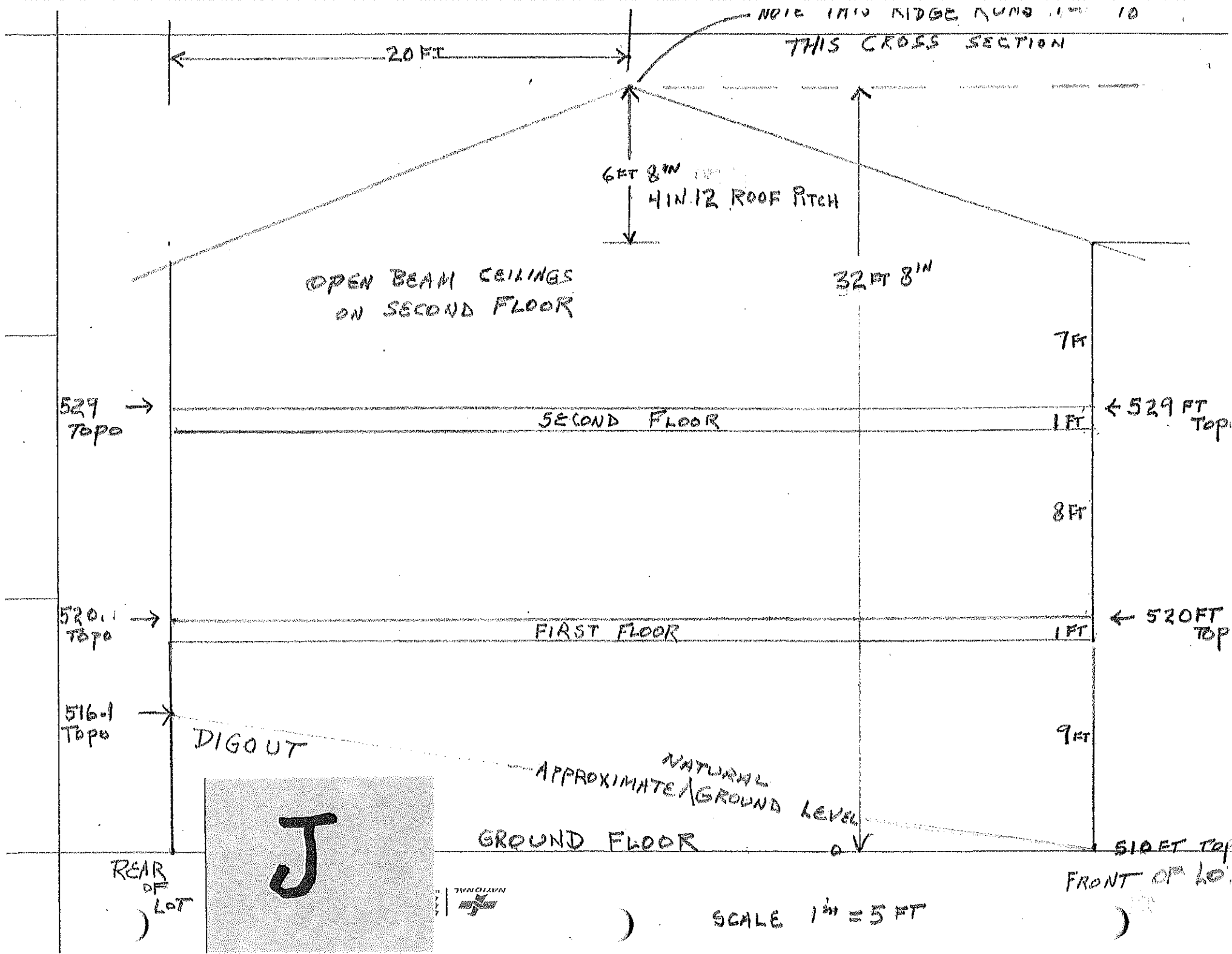
-  Project Boundary
-  Shared-Use Trail
-  Parcel Boundaries



Data sources: Nichols Consulting Engineers (2-16-2012),
Placer County GIS, ArcGIS Online BING Aerials, Map date: March 28, 2012.

HAUGE BRUECK
ASSOCIATES

I



New rules give homeowner incentives

Plan seeks to spark private investment in environmental improvements

By Jeff Cowen

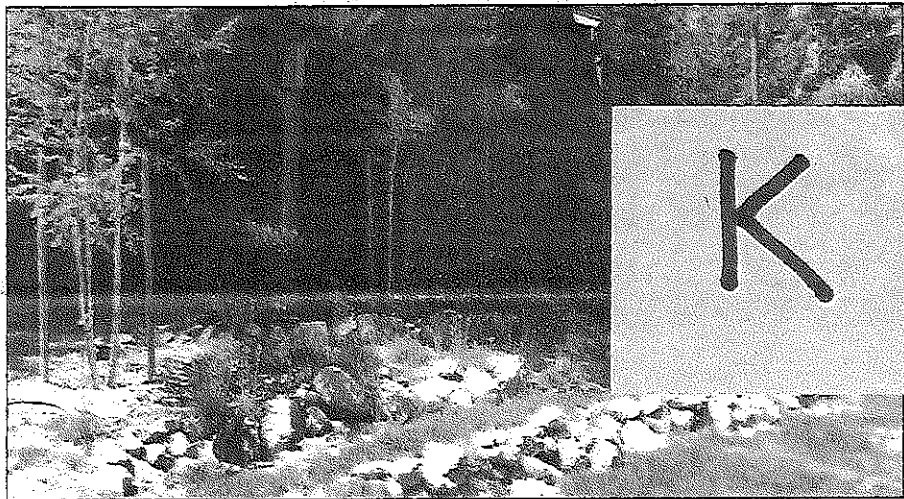
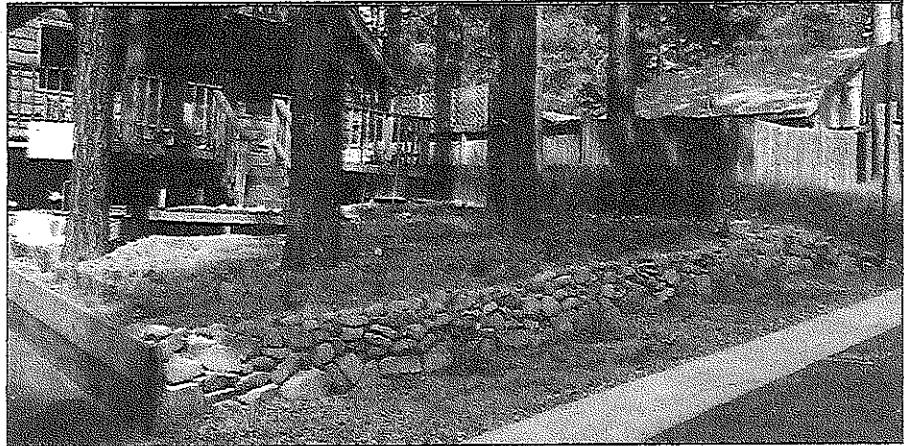
TAHOE REGIONAL PLANNING AGENCY

Lake Tahoe communities could be poised for an environmental renaissance in the coming decade as changes to the regulatory framework adopted last year by the Tahoe Regional Planning Agency (TRPA) are now in effect that encourage more property owners to invest in lake-saving environmental upgrades to existing buildings. The new rules adopted with the Regional Plan Update give many homeowners regulatory relief and offer incentives for sensitive land restoration.

Public agencies have invested extensively in environmental restoration over the last 15 years, but private investments in such things as stormwater filtration, defensible space, and scenic improvements are often challenged by complex reviews. The Regional Plan seeks to correct that by smoothing out the permit process for homeowners and encouraging redevelopment projects to include removal of existing development from marshes, meadows, and outlying areas.

Region-wide homeowner incentives took effect this summer with new TRPA ordinances that change how some structures are counted as land coverage. Land coverage in the Tahoe Basin is the measurement of all impervious surfaces that can be put on a parcel. TRPA requires some open space be maintained because studies show the more land coverage in a watershed, the lower the water quality. Until this year, every square foot of paved or compacted surface and all structures, including low decks, counted toward each parcel's maximum allowance.

Under the new rules, TRPA can grant land coverage exemptions if the property is considered non-sensitive and water quality Best Management Practices (BMPs) have been completed. In some cases, a property owner may be able to apply for a BMP certificate as part of a project. If the criteria are met, new decks up to 500 square feet and structures like garden sheds on non-permanent foundations can be exempt



Under the new rules, TRPA can grant land coverage exemptions if the property is considered non-sensitive and water quality Best Management Practices (BMPs) have been completed for the property.

from land coverage limits.

Larger decks can be partially exempt on a sliding scale, as can surfaces paved with pervious material like paving stones.

Certain documentation, permits, and verifications are still required by TRPA and the local building department, so homeowners wanting to take advantage of the new rules should plan on doing some research or applying for verifications from TRPA or the local building department. TRPA has information and instructions on its website, www.trpa.org, to help customers prepare.

"We wanted to be able to give some homeowners a break for installing their BMPs and make it easier for people to do a small remodel or even realize a minor addition to their home," TRPA

Executive Director Joanne Marchetta said. "The new Regional Plan recognizes that certain types of redevelopment and small-scale home improvements are critical if we are to work together to move the needle on water clarity."

The recognition that certain types of redevelopment are beneficial is a second critical component of the Regional Plan, according to TRPA.

In February, a lawsuit was filed in federal court against the updates to the plan. No injunction has been ordered and the new Regional Plan is in full effect.

Although the new plan was supported by a broad coalition of environmental groups, homeowners, and state and local leaders, the Sierra Club and Friends of the West Shore do not support the updated plan.