

128 Market St. Stateline, NV PO Box 5310 Stateline, NV 89449-5310 Mon-Fri 9:00 am-5:00 pm Accepting Applications 9:00 am-4:00 pm

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# EXEMPT/QUALIFIED EXEMPT ACTIVITY INFORMATION SHEET & CHECKLIST

#### How To Apply for a Tahoe Regional Planning Agency Permit

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

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

#### Where to go for additional information

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

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

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

#### **Getting Started**

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

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

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

TRPA reviews each project as quickly and efficiently as possible. In some cases, a Qualified Exempt Declaration may be reviewed over the counter at TRPA or the local jurisdiction. To do so, we ask that you do your homework. Your homework consists of several steps, all of which are critical to submitting an application with the necessary information for review. Qualified Exempt Applications which do not contain all necessary information for review may

be rejected. Refer to the appropriate checklist included in this packet for a complete list of the items that must be submitted before TRPA can review your project. Please review items listed below before submitting the application. All the items on the checklist must be addressed in your project submittal. Applications without the required items on the checklist may not be accepted for review by TRPA. In addition to TRPA requirements, the project application should also include any local jurisdiction and/or other agency standards. Incorporating the local jurisdiction standards into your plans will avoid costly plan revisions at a later date.

## **Prior to Application Submittal**

Review the list of Exempt/Qualified Exempt activities (pg. 3). If your proposed activity is **Exempt**, you may proceed without filing a declaration or obtaining a permit from TRPA. If your proposed activity is **Qualified Exempt**, use this packet to file the appropriate declaration with TRPA and to determine the required fees, if any. If your proposal is not included on the list of exempt/qualified exempt activities, a permit will likely be required; *all proposals which involve the creation or relocation of land coverage require a TRPA permit*. For residential activities (excluding activities in the shorezone and properties in Douglas County), contact the appropriate local building department. Otherwise, contact TRPA for application materials.

Review the TRPA development standards. If you have questions regarding land coverage, height, excavation, or other TRPA standards, some basic information is in the *Master Checklist/Design Criteria and Guidelines* document. Contact TRPA or your local building department for additional information.

Prepare a Site Plan with Topographic Survey for Structural Remodels or Additions to Existing Buildings or if a Land Capability Verification is required on the appropriate checklist. If you plan to submit a qualified exempt declaration for a structural remodel or addition to an existing building, you must have a Topographic Survey prepared including all of the existing site information listed on the enclosed checklist. This survey will be required when applying for a site assessment or land capability verification.

Have your land capability verified if required on the appropriate checklist. A Land Capability Verification will determine if your parcel is considered "sensitive" or "non-sensitive" in accordance with the TRPA Code of Ordinances. Parcels that have been identified as "sensitive" have development restrictions that may affect the project you are proposing. A Land Capability Verification will determine the allowable land coverage for your parcel.

Complete the appropriate forms. The Qualified Exempt declaration form must be completed, and all checklist items provided. For additional information about checklist items, refer to the TRPA *Master Checklist Reference* document. Note that checklist item numbers may not be sequential; not all checklist items found in the TRPA *Master Checklist Reference* document apply to all projects. In addition to the Qualified Exempt declaration form and checklist, an Excess Land Coverage Mitigation Fee Worksheet may be required on the appropriate checklist for your type of activity. This will determine the appropriate Excess Coverage Mitigation fee to be paid by the applicant.

Obtain the required signatures. The property owner or authorized representative must sign the application and, if applicable, complete and sign the Authorization For Representation. Forms without an original signature from the property owner will not be accepted. **Faxed signatures and xerox copies will not be accepted.** 

Submit your qualified exempt declaration to the appropriate agency. For residential properties (excluding activities in the shorezone) located in the City of South Lake Tahoe, El Dorado County, Placer County, or Washoe County, submit your qualified exempt declaration to the appropriate local building department. All other qualified exempt declarations shall be submitted directly to TRPA. In most cases, your declaration must be filed at least 72 hours before you begin work.

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

#### **Demolition**

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

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

Demolition of Structures in the Shorezone: See Shorezone Activities section (pg. 7).

#### **Fences**

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

Fence Repair in the Shorezone: See Shorezone Activities section (pp. 5-6).

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

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

#### Grading, Excavation, Filling And Backfilling

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

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

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

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

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

#### Landscaping

<u>Landscaping and Gardening</u>: Landscaping and gardening is considered **Exempt** by TRPA, provided that:

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

#### Repairs and Remodeling

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

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

Ordinary Maintenance and Repair: Ordinary maintenance and repair, defined as the upkeep, or preservation of the condition of property, unless in the Shorezone, is considered **Exempt** by TRPA. Maintenance and repair includes the replacement of, or modification to, parts of a structure that do not affect the weight bearing or strength capacity of the structure provided there is no additional land coverage or an increase in the dimensions of the structure including height, width, and length. Maintenance and repair activities include: painting, re-roofing with non-metallic material, replacement of windows, siding, doors, construction of overlays upon existing paved surfaces, and replacement or repair of air conditioning, sewer, water, electrical equipment, and other fixtures. For such repairs or activities that will take place in the Shorezone, see the Shorezone Activities section below. For structures visible from Scenic Threshold Travel Routes, the Public Recreation Areas, and Bicycle Trails identified on page 11, painting and siding shall be consistent with 30.6.A(3).

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

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

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

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

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

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

 The statement is filed with TRPA at least 3 working days before the activity commences, except as for demolition activities

- Any associated grading, excavation, or filling is Exempt (see Grading section, pg. 3);
- There is no change or intensification of use or increase in density;
- There is no increase in commercial floor area;
- · There is no creation or relocation of land coverage; and
- There is no increase in the dimensions of the structure (For activities which increase the dimensions of the structure, see Structural Remodels or Additions to Existing Structures, pg. 5).

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

- Documentation is provided by the local building department demonstrating the modification is <u>required</u> by the UBC or local building standards;
- The modification is the <u>minimum necessary</u> to meet local building department and/or UBC standards;
- Any associated grading, excavation, or filling is Exempt or Qualified Exempt (see Grading section, pg. 3);
- There is no creation or relocation of land coverage;
- There is no increase in the dimensions of a structure visible from the waters of Lake Tahoe; Highways 28, 50, 89, 207, 267, or 431; Pioneer Trail; or a TRPA-designated Recreation Area or Bike Trail;
- There is no change or intensification of use or increase in density; and
- No height is created that is greater than that allowed by Table A Chapter 22 of the TRPA Code of Ordinances.
- There is no increase in commercial floor area.

<u>Structural Remodels or Additions to Existing Buildings</u>: Remodeling that requires exterior structural modifications or building additions are considered **Qualified Exempt** by TRPA, provided that:

- The addition or remodel is attached to an existing building;
- There is no increase or relocation of land coverage:
- There is existing paved access and parking;
- A Best Management Practices (BMP Retrofit) plan and schedule are submitted to TRPA (see TRPA Development Standards, pg. 11);
- The required excess coverage mitigation fee, if any, is submitted to TRPA (see TRPA Development Standards, pg. 11);
- Any associated grading, excavation, or filling is Exempt or Qualified Exempt (see Grading section, pg. 3);
- There is no increase in the dimensions of a structure visible from the waters of Lake Tahoe; Highways 28, 50, 89, 207, 267, or 431; Pioneer Trail; or a TRPA- designated Recreation Area or Bike Trail;
- No height is created that is greater than that allowed by Table A Chapter 22 of the TRPA Code of Ordinances.
- There is no change or intensification of use or increase in density; and
- There is no increase in commercial floor area.

#### **Shorezone Activities**

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

Please note that if your activity involves construction in the shorezone, the following agencies should be contacted prior to beginning work:

<u>In California</u>: <u>In Nevada</u>:

California State Lands Commission Nevada Division of State Lands
California Fish and Game U.S. Army Corps of Engineers

U.S. Army Corps of Engineers

Replacement and Repair of Mooring Buoys: The replacement and repair of mooring buoys (not involving any relocation), excluding their anchoring devices, is **Exempt** from TRPA review provided it does not result in the creation of additional land coverage, or in an increase in the dimensions of the structure, including height, width, and length.

Replacement and Repair of Buoy Anchor: The replacement and repair of mooring buoy anchoring devices (not involving any relocation) is considered **Qualified Exempt** by TRPA if the buoy was previously permitted by TRPA; provided, the activity does not result in the creation of additional land coverage or relocation of existing land coverage. The statement shall be filed at least one working day before the activity commences.

<u>Demolition of Structures in the Shorezone</u>: Demolition of structures, improvements, or facilities in the shorezone (for example, piers or boathouses) is considered **Qualified Exempt** by TRPA provided that the structure, improvement, or facility is not designated or pending designation on TRPA's Historic Resource Map; <u>and</u> the associated grading, excavation, or filling is Exempt (see Grading section, pg. 3); <u>and</u> the Qualified Exempt declaration form is submitted to TRPA at least 3 working days prior to demolition. TRPA verification is required prior to demolition to gain credit for land coverage or existing development. Verification of land coverage or existing development requires a separate application to TRPA.

<u>Fence Repair in the Shorezone</u>: The repair of fences in the shorezone is considered **Qualified Exempt** by TRPA, provided that:

- Fences in the nearshore and foreshore are at least 90 percent open and shall be maintained to be kept free of debris:
- The color of the fence is earthtone, blends with the surroundings and does not contrast with existing vegetation and earth hues;
- Wooden fences are used whenever possible; and
- Cyclone fences must be coated with brown, black, or dark green vinyl, including fence poles.

<u>Ordinary Maintenance and Repair in the Shorezone:</u> Painting, staining, re-roofing, re-siding, and the installation or replacement of deck coverings in the Shorezone is considered **Qualified Exempt** by TRPA, provided that:

- The proposed color of the structure is earthtone, blends with the surroundings, and does not contrast with existing vegetation and earth hues;
- · Roofs are composed of nonglare, earthtone or woodtone materials which minimize reflectivity; and
- The work does not result in a change in use or an increase in the dimensions of the structure including height, width, and length.

<u>Minor Structural Repair in the Shorezone</u>: Minor structural repair of shorezone structures is considered **Qualified Exempt** by TRPA provided that the repair meets the qualifications outlined below. Minor structural repair is defined as the replacement or reconstruction of, or modification to, the members of a structure that affect the weight bearing or strength capacity of the structure.

• The cost to replace, reconstruct, or modify structural members that affect the weight bearing or strength capacity of the structure does not exceed \$8,500—materials only; and,

• The work does not result in a change in use or an increase in the dimensions of the structure including height, width, and length.

## **Temporary Activities**

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

- · Does not cause parking on unpaved areas;
- Does not create or relocate land coverage or disturbance;
- Does not require closure of a traffic lane or intersection of a state or federal highway for more than one hour, or the closure of U.S. Highway 50 at any point between the South Wye and Kingsbury Grade for any period of time;
- Does not create noise in excess of the limits allowed in Chapter 23 of the TRPA Code of Ordinances;
- Does not exceed fourteen consecutive calendar days in duration and will not occur more than four times in a calendar year; and
- If the location of the activity is unpaved, it has not been used for temporary projects more than four times the past calendar year.

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

#### **Tree Removal**

For additional information on tree removal, please request "A Property Owner's Guide to Cutting Trees" from TRPA. You can also reference Chapter 71 of the TRPA Code of Ordinances and/or the TRPA Tree Removal Application available at our office and online at www.trpa.org/documents/currentapps/TreeApp.pdf. You may also contact a TRPA Forester at (775) 588-4547.

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

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

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

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

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

<u>Dead Tree Removal on Parcels Greater than 5 Acres</u>: Dead tree removal on parcels greater than 5 acres is considered **Qualified Exempt** by TRPA provided that the trees are approved and marked by the appropriate state forestry agency and the tree removal does not constitute substantial tree removal (i.e., 100 or more trees) as defined in Subsection 71.4.I of the TRPA Code of Ordinances.

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

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

to insects or disease. See the TRPA Tree Removal Application for specific guidelines in regards to pruning for safety. The removal or trimming of trees for the purposes of view enhancement is prohibited and is considered a violation.

<u>Live Tree Removal</u>: Moving, removing, or materially damaging a live tree six inches dbh\* or larger and any live tree located in Stream Environment Zones (SEZs), including the Shorezone, is considered **Qualified Exempt** by TRPA provided that the tree is marked and a valid permit is issued by a TRPA Qualified Forester. See TRPA Code of Ordinances Subsection 71.4.I for requests that may constitute substantial tree removal. Submit a TRPA tree removal application. *The removal or trimming of trees for the purposes of view enhancement is prohibited and is considered a violation.* 

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

<u>Defensible Space Tree Removal</u>: To streamline its permitting process and to provide for defensible space around homes, TRPA has entered into agreements with some fire protection districts in the Tahoe Basin to issue permits for the removal of certain trees. Removing trees greater than 6 inches dbh\* for defensible space is considered **Qualified Exempt** provided that the tree is marked and a valid permit is obtained from TRPA or select local fire departments. Call your local fire protection district to determine if they are under agreement with TRPA to issue permits and/or to request a defensible space evaluation. Otherwise, submit a TRPA Tree Removal Application requesting to remove trees for defensible space (a filing fee applies). Applications are available at our office and online at www.trpa.org/documents/currentapps/TreeApp.pdf.

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

#### **Other Activities**

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

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

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

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

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

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

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

- The use does not cause parking on unpaved areas;
- The use does not operate for more than six consecutive weeks in a twelve month period; and

The use is located in a plan area designated commercial, public service, or tourist accommodation.

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

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

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

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

If you have determined that your project is a qualified exempt project you must submit the Project Review Application with the Qualified Exempt box checked to the local jurisdiction for residential projects and TRPA for all other projects and if the project is located in Douglas County. The qualified exempt application will be reviewed over the counter, unless more time is needed to determine if it is qualified exempt. In some cases, it may take up to 30 days to determine if the project is qualified exempt.

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

#### **Timeline for Appeals**

If an applicant wishes to appeal a final decision by TRPA, a Notice of Appeal form and filing fee must be submitted within 21 days from the day TRPA issues its final decision to the applicant. After 21 days, no appeals can be made and the Agency's decision must be honored.

## **Mitigation Fees**

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

<u>Air quality</u>: If your project involves a Change in Operation you may need to pay an air quality mitigation fee. An air quality mitigation fee is required for any new commercial floor area or sometimes a change in use requiring additional Daily Vehicle Trip Ends (DVTE). Contact TRPA for information on how to calculate DVTEs for your project. This money is held in a fund for use by local jurisdictions for transit and other projects that improve air quality. Refer to TRPA Code of Ordinances Section 93.3.D for additional information.

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

For information on specific projects funded by mitigation fees, please request a TRPA Annual Report.

# SCENIC CORRIDORS, RECREATION AREAS & BIKEWAYS

#### **Scenic Corridors**

Lake TahoeState Route 28U.S. Highway 50State Route 89State Route 207State Route 267State Route 431Pioneer Trail

#### **Scenic Recreation Areas**

Nevada Beach Zephyr Cove Cave Rock Hidden Beach Sand Harbor Diamond Peak Incline Beach Burnt Cedar Beach Kings Beach State Park Agatam Beach Patton Beach Moondunes Beach Lake Forest Beach Lake Forest Campground/Boat Ramp Tahoe State Recreation Area Tahoe City Commons Beach William Kent Beach & Camparound Granlibakken Ski Resort Kaspian Recreation Area Ski Homewood/Tahoe Ski Bowl Meeks Bay Resort Sugar Pine Point State Park Meeks Bay Campground D.L. Bliss State Park Eagle Falls Picnic Area Vikingsholm, Emerald Bay Picnic Area Eagle Point Campground Fallen Leaf Lake Campground Baldwin Beach **Taylor Creek** Kiva Picnic Area/Tallac Historic Site Pope Beach Camp Richardson El Dorado Beach and Campground Heavenly Valley Ski Resort Reagan Beach

#### **Bikeway Segments**

Tahoe City to River Ranch
Sunnyside to Timberland
City of SLT Recreation Area
Tahoe City to Dollar Point
Tahoe Pines
Tahoe Pines to Tahoma
Al Tahoe Boulevard
Tahoe Valley to SLT City Limits
Tahoe City to Dollar Point
Tahoe Pines to Tahoma
Tahoe Valley Route

TO DETERMINE THE THRESHOLD STATUS OF EACH AREA, REFER TO THE SCENIC RESOURCES INVENTORY AVAILABLE AT THE TRPA FRONT COUNTER, OR ONLINE AT www.trpa.org. FOLLOW THIS PATH FROM THE HOMEPAGE: CLICK "ABOUT TRPA"  $\rightarrow$  "ISSUES"  $\rightarrow$  NEAR THE TOP OF THE PAGE"SCENIC"  $\rightarrow$  SCROLL TO BOTTOM AND CLICK "SCENIC RESOURCE INVENTORY" (4.33 MB DOWNLOAD). LIST UNIT NUMBERS THE PARCEL(S) IS LOCATED IN. THEN LIST ANY SCENIC POINTS THE PARCEL(S) CAN BE SEEN FROM.

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128 Market St. Stateline, NV PO Box 5310 Stateline, NV 89449-5310 Mon-Fri 9:00 am-5:00 pm Accepting Applications 9:00 am-4:00 pm

Phone: (775) 588-4547

Fax: (775) 588-4527

www.trpa.org

trpa@trpa.org

# QUALIFIED EXEMPT ACTIVITY DECLARATION FORM

☐ DEMOLITION☐ LANDSCAPING☐ SHOREZONE ACTIVITY			_ T	GRADING / EXCAVA EMPORARY ACTIV OTHER ACITIVITY	
Applicant					
		City _			State
	Email				
Agent					
					State
Zip Code	Email	Pł	none	FAX	
Owner					
Mailing Address		City _			State
Zip Code	Email	Pł	none	FAX_	
	sor's Parcel Number (APN)				
					_ Lot #
County  Detailed Description of	Activity (Be Clear, Detailed, and Sp	(if cha		assessor since	,
Prior Approvals (List an	y prior CTRPA/TRPA approvals/per	mits for	the subject pro	perty): □ None	
Description:	Approval Date:		E>	piration Date:	
Description:	Approval Date:		E>	piration Date:	
	REQUIREMENTS: Please be advis epartment) – make sure to obtain ap			• • • • • • • • • • • • • • • • • • • •	
If your activity in	nvolves construction in the shorezor	ne, the f	ollowing agenci	es should be con	tacted:
Californ	ia State Lands Commission iia Fish and Game my Corps of Engineers			Nevada Division U.S. Army Corps	

# **DECLARATION:**

I hereby authorize TRPA to access the property for the purpose of site visits. I hereby declare under penalty of perjury that this application and all information submitted as part of this application are true and accurate to the best of my knowledge. I am the owner of the subject property or I have been authorized in writing by the owner(s) of the subject property to represent this application and understand that should any information or representation be submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further understand that additional information may be required by TRPA to review this project.

Signature: (Original signature required.	.)			
Owner or Person Preparing Appl	At	County	Date <u>:</u>	
Owner of Ferson Freparing Appl	loation	Oddinty		
AUTHORIZATION FOR REPRESENTATI	ION (Original signatures	required):		
The following person(s) own the subject p nterest therein to make application to TRI		Number(s)	) or have	sufficient
Print Owner(s) Name(s):				
We authorize	ect property and agree to lyond that submitted by my receipt of written notifican connection with this applies	be bound by said represe representative, to review tion of same by TRPA. cation be incorrect or unt t is approved, I, as the p	entative. I understand that this project. Any cancellar I also understand that strue, TRPA may rescind any permittee, will be held response.	additional tion of this hould any y approval onsible for
		Da	te:	
		Da	ate:	
	FOR OFFICE U	SE ONLY		
APN:	County:	Applicant:		
Date Received:	QE Code:	Received B	y:	
Excess Cov. Mitigation Fee:	\$BMP Retrofit:	Excess Co	v. Mitigated:	
QE1: Residential QE4: Tourist Accommodation	QE2: Comme QE5: Recrea QE7: Shorezo	tion	QE3: Public Service QE6: Resource Mar	
Filing Fee: \$	Rece	eipt No.		

# QUALIFIED EXEMPT ACTIVITY CHECKLIST

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

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

PROJECT I	NAME:			
CURRENT	ASSESSOR'S	PARCI	EL NUMBER (APN):	
PREVIOUS	ASSESSOR'S	PARC	EL NUMBER (APN):	
Choose the		e cate	egory, or categories, for your activity and	include all items on the checklist with this
□ DEMOL □ LANDS(□ SHORE		Υ	☐ FENCE ☐ REPAIR / REMODEL ☐ TREE REMOVAL	☐ GRADING / EXCAVATION☐ TEMPORARY ACTIVITY☐ OTHER ACITIVITY
DEMOLITIC	DN			
Demolition of	of Buildings Gre	ater th	an 50 Years Old	
Applicant	TRPA			
	1		Completed application form with original prop	erty owner(s) signature(s) and checklist.
	4	0a.	Photographs showing all sides of the structure.	
	4	0g.	Structure checked against TRPA Historic Reso	ource Map.
	4	0h.	Estimate of associated grading, excavation or f	filling in cubic yards.
	4	0i.	Written history of the building (date constructed	d, etc.).
	4	0r.	Date when demolition will commence:	
Demolition o	of Structures in	the Sh	orezone: See Shorezone Activities.	
FENCES				
ence Repa	air in the Shorez	one: S	See Shorezone Activities.	
GRADING/I	EXCAVATION			
	cavation Less th	nan 7 C	Cubic Yards	
	1		Completed application form with original prop	erty owner(s) signature(s) and checklist.
	3		Proof of Land Capability/Backshore Boundary	Verification or IPEs Score.
	4	0b.i.	Site drawing showing area to be graded/excava	ated including dimensions and quantity of material.

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	40b.ii.	Erosion control barrier downslope of disturbed area(s) (include on site drawing).
	40b.iii.	Description of planting material used for revegetation (include on site drawing).
	40b.vi.	Vegetation Protection Fencing.
	40d.i.	Photograph(s) of area(s) to be graded/excavated.
	40s.	Origin/disposal location of cut/fill material.
	40t.	Date grading is to occur:
REPAIRS AND F	REMODELING	
Exterior Structura	al Repair	
Also include the	checklist items for	Grading and Excavation as applicable.
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	40e.	Existing use:
	40e.	Proposed use:
	40f.	Itemized structural cost list prepared by a qualified professional.
Metallic Roof Inst	tallation	
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	40o.	Proposed color and material samples along with value and chroma rating 0-4.
Structural Modific	cations required to	o comply with local building department and/or UBC standards
Also include the	checklist items for	Grading and Excavation as applicable.
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	40e.	Existing use:
	40e.	Proposed use:
	40j.	Documentation from local building department requiring modification.
	40u.	If the activity involves a change in height, TRPA requires the submittal of accurately scaled elevation drawings showing existing and proposed height (see TRPA Development Standards, pg. 11).
Structural Remod	dels or Additions t	o Existing Buildings
Also include the	checklist items for	Grading and Excavation as applicable.
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	2.	Application Fee: Please refer to the filing fee schedule available at TRPA offices or online at www.trpa.org $\rightarrow$ "Permits and Documents" $\rightarrow$ under "Other Documents" $\rightarrow$ "Filing Fee Schedule" (275k pdf). Use the schedule to make the calculations on the attached Filing Fee Worksheet and submit full payment with this application.
	3.	Proof of TRPA Land Capability Verification or IPES score (or assume worst case, 1% allowable land coverage).

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 6.	Site Plan(3	copies):	Minimum 18" x 24" on blackline or blueline print paper showing the following:
		a.	All property lines and setbacks.
		b.	Map scale and north arrow
		C.	Assessor's Parcel Number (APN) and property address
		d.	Property owner's name
		e.	Parcel size in square feet
		f.	Best Management Practices (BMPs), both temporary and permanent
		i.	Topographic contour lines at 2' intervals
		j.	TRPA verified backshore and Stream Environment Zone (SEZ) boundaries, including setbacks (if available)
		k.	High and low water lines (for lakefront parcels)
		l.	TRPA verified land capability districts (if available)
		m.	Trees greater than 6" in diameter and rock outcroppings, trees to be removed indicated
		n.	Location and dimensions of existing and proposed structures
		0.	Driveway location and slope
		p.	Edge of pavement at street(s)
		q.	Location of all easements (if applicable)
		r.i.	Allowable land coverage by land capability district (if available)
		r.ii.	Existing and proposed land coverage calculations by land capability district (with breakdown of type of coverage, i.e. buildings, paving, etc.). Include overhang reductions.
		u.	Slope calculation across the building site
 7. Prel	iminary Buildin	g Elevati	ons (existing and proposed) of all sides of the building(s) showing:
		a.	Finished floor elevations (with respect to contour elevations shown on the site plan)
		b.	Elevation of the highest roof ridge and lowest elevation of foundation wall at natural grade.
		C.	Roof pitch of each roof plane.
		d.	Allowed and proposed height calculations.
		e.	Drawing scale and view aspect.
		f.	Existing and proposed building signs.
 8. Prel	iminary Floor F	Plans (ex	sting and proposed) showing:
		а	Scaled dimensions

		b. TRPA-approved wood or gas space and/or water heaters (if applicable).
	_	c. All exterior entrances and exits.
	_	f. Existing and proposed sinks, refrigerators and cooking facilities.
	40d.	ii. Photograph(s) clearly showing the area where the addition will be placed.
	40d.	iii. Photograph(s) showing existing paved access and parking.
	40e.	Existing use:
	40e.	Proposed use:
	40k.	Completed excess land coverage mitigation worksheet, including a construction cost estimate (structural) from a qualified professional and fee.
	401.	BMP retrofit plan schedule (See Master Checklist/Design Criteria and Guidelines, page 59).
	40m	Complete BMP spreadsheet that indicates the required infiltration facilities are sufficiently sized to handle a 20-year one-hour storm event. Please contact TRPA for a copy of this spreadsheet.
		PERMANENT BMP INSTALLATION COMPLETION DATE
		Dripline Infiltration Trenches  Driveway Infiltration:  Swale/Slotted Drain  Drywell  Infiltration Trenches  Parking Barriers  Slope Stabilization Measures  Other (please specify)
SHOREZO	NE ACTIVITIES	
Demolition	of Structures in the	Shorezone
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	40a.	Photographs showing all sides of structure.
	40g.	Structure checked against TRPA Historic Resource Map.
	40h.	Estimate of associated grading, excavation or filling in cubic yards.
	40r.	Date when demolition will commence:
Fence Repa	air in the Shorezon	<u>e</u>
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	40d.	iv. Photograph(s) of existing fence.
	40o.	Proposed color and materials of fence after repair

Ordinary Maintenance and Repair in the Shorezone

	1.	Completed application form with <u>original property owner(s)</u> signature(s) and checklist.
	40d.v. 40o.	Photographs depicting the existing condition of the structure.  Proposed color and material samples of maintenance or repair activity (if applicable).
Minor Struct	ural Repair in the S	<u>horezone</u>
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	40b.iv	Site plan showing existing structure and area of proposed repair work.
	40d.v	Photographs depicting the existing condition of the structure.
	40n.	A statement from a qualified professional attesting to the cost of the proposed repair work.
	40o.	Proposed colors and materials of repaired structure.
Replacemen	t and Repair of Buo	by Anchor
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	40p.i.	Evidence of a TRPA permit allowing the placement of the buoy in its present location.
TREE REMO	OVAL	
Dead Tree R	Removal on Parcels	Less than 5 Acres in an SEZ
	1.	Completed application form with original property owner(s) signature(s) and checklist to be reviewed by qualified forester.
	40p.ii.	Copy of permit from appropriate state forestry agency and/or Lahontan Water Quality Control Board for the removal of dead tree(s) when applicable.
	40v.	Method of tree removal.
Dead Tree R	Removal larger than	24"/30" dbh within Conservation or Recreation Land Use Zones
	1.	Completed application form with <u>original property owner(s)</u> signature(s) and checklist to be reviewed b TRPA qualified forester.
	40p.ii.	Copy of permit from appropriate state forestry agency and/or Lahontan Water Quality Control Board for the removal of dead tree(s) when applicable.
	40v.	Method of tree removal.
Dead Tree R	Removal on Parcels	Greater than 5 Acres
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	40p.ii.	Copy of permit from appropriate state forestry agency and/or Lahontan Water Quality Control Board for the removal of dead tree(s) when applicable.
	40v.	Method of tree removal.
Live Tree Re	emoval	
	1.	Completed application form with original property owner(s) signature(s) and checklist.
	40p.ii.	Copy of permit from appropriate state forestry agency and/or Lahontan Water Quality Control Board for the removal of live tree(s) when applicable.

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		_ 40v.	Method of tree removal.
OTHER AC	CTIVITIES		
Mobile Hom	ne Replacen	<u>nent</u>	
		_ 1.	Completed application form with original property owner(s) signature(s) and checklist.
		_ 40d.vi.	Photograph and dimensions of existing mobile home.
		40w.	Dimensions of replacement mobile home.
Changes in	Operation		
		_ 1.	Completed application form with original property owner(s) signature(s) and checklist.
		_ 16.	Completed Change in Operation form (this form is <u>not</u> included in this packet; please request this form from TRPA).
		40b.v.	Site drawing showing location and dimensions of commercial or other space proposed for change in operation.
		_ 40e.	Existing Use:
		_ 40e.	Proposed Use:
		_ 40k.ii.	Air quality mitigation fee payable to TRPA (if applicable).
Outdoor Re	etail Sales		
		_ 1.	Completed application form with original property owner(s) signature(s) and checklist.
		_ 40d.vii.	Photographs showing paved parking and sales area for customers/employees.
		_ 40q.	Statement describing use, association with federal/state holiday, and duration of retail sales operation (six weeks maximum).

# EXCESS LAND COVERAGE MITIGATION FEE WORKSHEET

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

1.	Parcel size: sq.ft.
2.	Allowable land coverage:s.f.
	To calculate allowable land coverage, multiply your parcel size by the percent allowable land coverage.
	Parcel size: s.f. × Percent allowable land coverage:%
	See your TRPA Land Capability Verification or Site Assessment for the percent allowable land coverage on your property. <i>If you have not completed a TRPA land capability verification or site assessment for your parcel, assume a worst case of 1% allowable land coverage.</i> If you have more than one land capability district on your parcel, calculate total allowable land coverage by multiplying the percent allowable for each land capability district by the area of each land capability district.
3.	Existing land coverage:s.f.
4.	Excess land coverage: s.f.
	To calculate excess land coverage, subtract allowable land coverage from existing land coverage.
	Existing land coverage:s.f. – Allowable land coverage:s.f.
	If this number is zero or less, your parcel does not have excess land coverage, and no mitigation fee is required. If an excess coverage mitigation fee was previously paid on this property, you may reduce your total remaining excess land coverage. If the fee was paid prior to July 23, 2001, divide the amount of the previously paid excess coverage mitigation fee by \$5 per square foot. If the previous fee was paid between July 23, 2001 and May 21, 2006, divide the amount by \$6.50 per square foot if in California, and \$12.00 per square foot if in Nevada. Subtract that amount from your total excess land coverage to determine your remaining excess land coverage. For example, if your total excess land coverage is 100 s.f., and you previously paid an excess coverage mitigation fee of \$200 prior to July 23 2001, remaining excess land coverage is $(100 - [200/5])$ or $60 s$ f

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

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

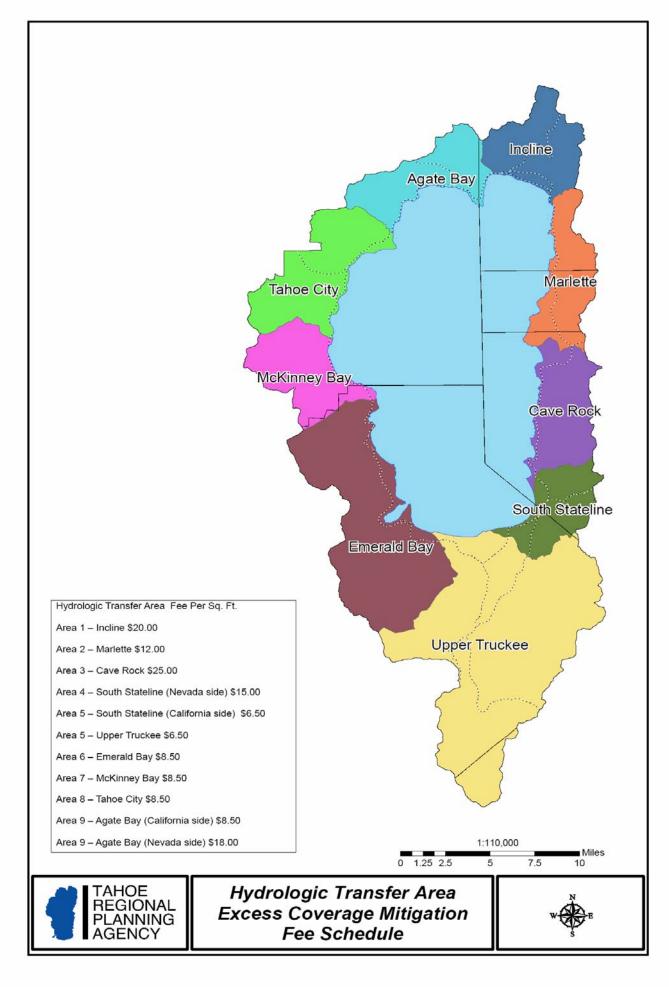
6. To calculate the excess land coverage mitigation fee, multiply the estimated project construction cost (only the materials to construct the bearing elements of a structure) by the appropriate factor from the table above, and divide by the mitigation factor of 8. The resulting number represents the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

Incline - \$20.00 Marlette - \$12.00 Cave Rock - \$25.00 South Stateline (Nevada side) - \$15.00 South Stateline (California side) - \$6.50

Upper Truckee - \$6.50

Emerald Bay - \$8.50 McKinney Bay - \$8.50 Tahoe City - \$8.50 Agate Bay (California side) - \$8.50 Agate Bay (Nevada side) - \$18.00

(\$\frac{1}{\text{Construction cost estimate (must be attached)}} \frac{1}{\text{Factor}} \frac{1}{\text{Factor}} \frac{1}{\text{Equired}} \frac{1}{\text{Hydrologic area name}} \text{@ \$\frac{1}{\text{Price/square foot}}} \frac{1}{\text{Mitigation fee required}} \frac{1}{\text{Factor}} \frac{1}{\text{Factor}} \frac{1}{\text{Factor}} \frac{1}{\text{Equired}} \frac{1}{\te



# TRPA-APPROVED RANGE OF EARTHTONE COLORS

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

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

Munsell color brochures and books are available at TRPA offices. Much more information about scenic quality review is available on our website at www.trpa.org. Click on "About TRPA" → then below that, click on "Issues" → then across to "Scenic". There is a list of resources at the bottom of that page that will help you determine if a property is in a scenic area and the threshold status of each scenic resource area around the lake. For more information, refer to Appendix G of *TRPA*'s *Design Review and Guidelines*. All of these documents and help planning a project are also available at TRPA offices.

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